

**THIRD ROUND
HOUSING ELEMENT AND
FAIR SHARE PLAN**

**TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, NEW JERSEY**

December 2008

**Prepared by
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10 Dewberry Court
Mount Laurel, New Jersey 08054**

Adopted December 23, 2008

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Foreword

According to the New Jersey Municipal Land Use Law, 40:55D-28b(3), a municipal Master Plan must contain a Housing Element. Pursuant to Section C. 52:27D-310 a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs with particular attention to low and moderate income housing. This report includes the Township's third round housing obligation (2004 to 2018) pursuant to Chapter 97, Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning December 20, 2004." A calculation of the currently projected third round obligation and a Fair Share Compliance Plan to meet that obligation are included.

Old Bridge Township previously submitted a Round III Housing Element and Fair Share Plan in December 2005 in accordance with the November 2004 COAH adopted Third Round Rules (Chapter 5:94). Old Bridge Township has revised its plan and is petitioning COAH again because portions of these COAH rules were overturned in 2007. This new plan meets the revised COAH rules which became effective June 2, 2008 and amendments to those rules which became effective in October 2008. In addition, they also conform to new housing legislation signed by the Governor on July 17, 2008.

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Introduction

In 1975 the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate-income housing. In its 1983 Mt. Laurel II decision the Court expanded the Mt. Laurel doctrine and stated that all municipalities share in the obligation. In July 1985 the Fair Housing Act (FHA) was enacted as the legislative response to the Supreme Court rulings. The Act created the Council on Affordable Housing as the administrative alternative to the courts.

The FHA directs the New Jersey Council on Affordable Housing (COAH) to provide regulations that allow municipalities to prepare comprehensive responses which will provide a realistic opportunity for the provision of affordable housing through municipal land use regulation. COAH's primary responsibilities are:

- Establish Housing Regions for the State;
- Estimate regional housing need; and
- Provide guidelines for municipalities to use in addressing their fair share obligations.

Municipal responsibilities under the Fair Housing Act consist of adopting and filing with COAH a Housing Element, prepared according to COAH's criteria and guidelines. According to the New Jersey Municipal Land Use Law, C.52:27D-310, the Housing Element shall contain at least:

1. The inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years subsequent to the adoption of the Housing Element, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the lands that is most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

This Housing Element meets all of above requirements as specified in the latest addition of the Municipal Land Use Law dated February 2008. This plan meets the guidelines of the revised COAH Round III rules and recently adopted State legislation.

I. Background Information

The Township of Old Bridge is located in the southeastern portion of Middlesex County, New Jersey. Along Old Bridge's northern boundary are the Raritan Bay and Sayreville Borough in Middlesex County. To the east and south is Monmouth County with neighboring communities that include Aberdeen Township, Matawan Borough, Marlboro Township and Manalapan Township. Old Bridge Township, Middlesex County is located to the southwest. Spotswood Borough and East Brunswick Township, all in Middlesex County, share the western border with Old Bridge.

Old Bridge was originally incorporated as Madison Township in 1869. Its name was changed to Old Bridge by municipal referendum in 1975. The Township was a rural community throughout the nineteenth and mid-twentieth centuries. Significant growth occurred during the 1950s, 1960s and 1970s changing the community into more a suburban one. Several major highways traverse Old Bridge providing excellent access to the region; such highways include Routes 9, 18 and 35 and the Garden State Parkway. These highways provided the accessibility needed to support the ensuing suburban development that occurred over 30-plus years. The southern portions of the Township are still rural but have been experiencing continued development.

Some general facts about Old Bridge Township are provided below.

Size: 40.7are miles

Population: 60,456¹

Density: 1,485.4 persons per square mile

Old Bridge Township is determined by COAH to be located within Housing Region 3 that consists of Hunterdon, Middlesex and Somerset Counties.

HOUSING CHARACTERISTICS²

General Housing Data

According t the 2000 U.S. Census, Old Bridge Township had a total of 21,896 housing units of which 21,438 units or 97.9% were occupied. Of the number of units that were occupied 14,886 or 69.4% were owner-occupied and 6,552 or 30.6% were renter-occupied. Table 1 provides general housing data for Old Bridge Township.

<i>Table 1 – General Housing Data, 2000</i>	Old Bridge Twp. No. Units/Percent
Total Housing Units	21,896/100.0
Total Occupied Units	21,438/97.9
Tenure of Occupied Units:	21,438/100.0
Owner-occupied	14,886/69.4
Renter-occupied	6,552/30.6

¹ Population is based on the 2000 U.S. Census.

² Housing characteristics are based on the 2000 U.S. Census.

Age of Housing

The bulk of the Township's housing stock was built prior to 1970. From 1960 to 1969 6,872 units (31.4% of the total units) were built. Prior to 1960 5,200 units (23.7%) were built. A significant amount of units was built from 1970 to 1989 totaling 7,476 units (34.2%). Table 2 provides more detail about the age of housing in Old Bridge Township.

Table 2 – Age of Housing, 2000	Old Bridge Twp. No. Units/Percent
Total Housing Units	21,896/100.0
Built 1995 to March 2000	925/4.2
Built 1990 to 1994	1,423/6.5
Built 1980 to 1989	4,176/19.1
Built 1970 to 1979	3,300/15.1
Built 1960 to 1969	6,872/31.4
Built 1940 to 1959	4,386/20.0
Built 1939 or earlier	814/3.7
Median year structure built	1968

Condition of Housing

Within Appendix B of COAH's third-round rules are data regarding three conditions that define substandard housing which were based on an analysis of the 2000 U.S. Census. With regard to the three housing conditions for defining substandard housing, Table 3 shows that 72 housing units or 0.03% of the total occupied housing units lacked complete plumbing facilities, 62 units or 0.03% lacked complete kitchen facilities and 72 units or 0.03% were crowded in units built prior to 1950.

Table 3 – Housing Conditions, 2000	Old Bridge Twp.
Total occupied housing units/% total units	21,438/100.00
Lacking complete plumbing facilities	72
% Lacking complete plumbing facilities	0.03
Lacking complete kitchen facilities	62
% Lacking complete kitchen facilities	0.03
Crowded, Built Pre 1950	72
% Crowded, Built Pre 1950	0.03

Purchase and Rental Value of Housing

In 2000, Old Bridge Township had 14,137 owner-occupied housing units. The median value of owner-occupied units was \$162,800. For the total of owner-occupied units housing values were almost evenly distributed among two value ranges: \$100,000-\$149,999 (32.9%); and \$150,000-\$199,999 (31.5%). Of the total number of owner-occupied units 1,075 (7.6%) had a value less than \$100,000, and 3,959 (28.1%) had a value of \$200,000 or more. Approximately 20.5% of the owner-occupied housing units (2,895) had no mortgage. Table 4 provides a summary of the purchase value of housing in 2000.

Table 4 – Purchase Value of Housing, 2000	Old Bridge Twp. No. Units/Percent
Total Owner-Occupied Units	14,137/100.0
Less than \$50,000	71/0.5
\$50,000-\$99,999	1,004/7.1
\$100,000-\$149,999	4,650/32.9
\$150,000-\$199,999	4,453/31.5
\$200,000-\$299,999	3,234/22.9
\$300,000-\$499,999	701/5.0
\$500,000 or more	24/0.2
No Mortgage	2,895/20.5
Median Value	\$162,800

Within Old Bridge Township there were a total of 6,596 renter-occupied housing units in 2000. Two ranges of monthly rents comprised 79% of all renter-occupied units: \$700-\$899 comprised 37.9%, and \$900-\$999 comprised 41.1%. Approximately 10.9% of the units had rents ranging from \$1,000-\$1,999. Rents less than \$700 comprised 5.5% of all rental units, and 2.3% of the units had rents greater than \$1,999. Approximately 2.3% had no cash rent. Table 5 provides a summary of rental value of housing in 2000.

Table 5 – Rental Value of Housing, 2000	Old Bridge Twp. No. Units/Percent
Total Renter-Occupied Units	6,596/100.0
Less than \$200	128/1.9
\$200-\$499	112/1.7
\$500-\$699	123/1.9
\$700-\$899	2,499/37.9
\$900-\$999	2,711/41.1
\$1,000-\$1,999	720/10.9
\$2,000 or more	154/2.3
No Cash Rent	149/2.3
Median Contract Rent	\$770

Occupancy Characteristics

According to the 2000 U.S. Census, Old Bridge Township had a total of 21,896 housing units of which 21,438 or 97.9% were occupied and 458 or 2.1% were vacant. Of the housing units within the vacancy status 131 (28.6%) were for rent, 119 (26.0%) were for sale, and 41 (9.0%). No vacant units were for migrant workers. Table 6 provides a summary of occupancy characteristics for Old Bridge Township.

Table 6 – Occupancy Characteristics, 2000	Old Bridge Twp. No. Units/Percent
Total Housing Units	21,896/100.0
Occupied	21,438/97.9
Vacant	458/2.1

The occupancy characteristics for housing units that have vacancy status are provided in Table 7.

Table 7 – Occupancy Characteristics, Vacancy Status, 2000	Old Bridge Twp. No. Units/Percent
Vacancy Status	458/100.0
For rent	131/28.6
For sale only	119/26.0
For seasonal, recreational, or occasional use	41/9.0
For migrant workers	0/0.0

Housing Type

The majority of the housing stock in Old Bridge Township is single-family dwelling units. In 2000, there were 13,074 single-family detached dwellings that represent 59.7% of the housing stock and 2,642 single-family attached dwellings that represent 12.1%. Other types of housing represent approximately 28.2% of the housing stock in Old Bridge Township. Table 8 provides a summary of housing types for dwelling units in Old Bridge.

Table 8 – Housing Type, 2000	Old Bridge Twp. No. Units/Percent
Units in Structure	
Total Units	21,896/100.0
1 Unit, Detached	13,074/59.7
1 Unit, Attached	2,642/12.1
2 Units	400/1.8
3 or 4 Units	1,343/6.1
5 to 9 Units	731/3.3
10 to 19 Units	1,802/8.2
20 or More Units	1,875/8.6
Mobile Home	22/0.1
Boat, RV, Van, etc.	7/--

Table 9 provides a summary of housing sizes for dwelling units in Old Bridge Township. More than half of the dwelling units (55.8% or 7,708) had 6 or more rooms. The amount of units with 4 and 5 rooms per dwelling were almost evenly distributed between the two housing sizes at 2,889 (13.2%) and 3,158 (14.4%), respectively. Similarly, units with 6 rooms and 7 rooms were almost evenly distributed at 3,533 (16.1%) and 4,006 (18.3), respectively. The median number of rooms was 5.9.

Table 9 – Housing Size, 2000	Old Bridge Twp. No. Units/Percent
Rooms in Structure	
Total Units	21,896/100.0
1 Room	324/1.5
2 Rooms	860/3.9
3 Rooms	2,422/11.1
4 Rooms	2,889/13.2
5 Rooms	3,158/14.4
6 Rooms	3,533/16.1
7 Rooms	4,006/18.3
8 Rooms	3,054/13.9
9 or More Rooms	1,650/7.5
Median Number of Rooms	5.9

Housing Units Affordable to Low- and Moderate-Income Households

The supply of owner-occupied (for-sale) and rental housing units is analyzed in terms of affordability for low- and moderate-income households in Region 3 (Hunterdon, Middlesex and Somerset Counties). A three-person household, which approximates the average household size in Middlesex County (2.74), and the 1999 median income for a three-person household in Region 3 (\$69,030) are used in the analysis to establish baselines.

The 1999 upper limits for low- and moderate income households for a three-person household in Region 3 are \$34,515 (50% of the median) and \$55,224 (80% of the median), respectively.³ Accepted general practice within the mortgage lending industry for determining affordable housing purchase price is the ability to pay 28% of gross monthly household income toward monthly housing costs. COAH utilizes the 28% rule for determining housing affordability: for low-income households, \$805 = (\$34,515 x 0.28)/12 months, or \$9,664 per annum; and for moderate-income households, \$1,288.56 = (\$55,224 x 0.28)/12 months, or \$15,462.72 per annum.

In 1999 maximum affordable housing mortgage for low- and moderate-income households are \$119,930 and \$191,878, respectively. This estimate is based on the Capital Recovery Factor formula with the assumptions of annual returns (28% of gross income) of \$9,664 for low-income household and \$15,462 for moderate-income household, a mortgage interest rate of 7.00% (1999 average rate), and a 30-year mortgage. This means that in 1999 with a 10% downpayment, a low-income household could afford to purchase a house worth \$133,255 (\$119,930/0.90) and a moderate-income household could afford to purchase a house worth \$213,197, using the following formula:

$$R = P[i(1+i)^n]/[(1+i)^n - 1] \text{ or } P = R/[i(1+i)^n]/[(1+i)^n - 1]$$

³ Source: 1999 Regional Income Limits adopted by NJ COAH on April 7, 1999.

Where,

P = Principal, or Approximate 90% Purchase Price of House, assuming 10% Downpayment

R = Annual Return or Yearly Mortgage Payment (\$9,664 & \$15,462)

i = Interest Rate (7.00%, 1999 Average Rate)

n = Years (30-year Mortgage)

Given the foregoing analysis and the data provided in Table 4 – Purchase Value of Housing, 2000, there are 1,075 housing units (7.6% of all owner-occupied housing units) priced at amounts that are affordable to low-income households of three persons (\$99,999 or less) and 10,178 housing units (72.0% of all owner-occupied housing units) priced at amounts that are affordable to moderate-income households of three persons (\$199,999 or less).

COAH has established the maximum affordable rent as 30% of a household's monthly gross income. For three-person, low-income households in Region 3, the maximum rent is \$863 [(\$34,515 x 0.30)/12 months]. The maximum monthly rent for three-person, moderate-income households is \$1,381 [(\$55,224 x 0.30)/12 months]. Based on this analysis and Table 5 – Rental Value of Housing, 2000, Old Bridge Township has 363 housing units (5.5% of all rental units) that have rents (\$699 or less) that are affordable to low-income households of three persons and 5,573 housing units (84.5% of all rental units) that have rents (\$999 or less) that are affordable to moderate-income households of three persons.

The U.S. Census identifies five "selected conditions" for housing affordability of which two pertain to owner and renter costs: (1) selected monthly owner costs as a percentage of household income in 1999 greater than 30%, and (2) gross rent as a percentage of household income in 1999 greater than 30%. Table 10 shows the number of units that have owner and renter costs greater than 30% household incomes: 3,929 owner-occupied units (27.8% of all owner-occupied units) have owner costs in excess of 30% of household incomes; and 2,115 rental units (32.0% of all rental units) have renter costs in excess of 30% of household incomes.

Table 10 – Owner & Renter Costs Greater than 30% of Household Incomes, 1999	Old Bridge Twp.
Total Occupied Units:	21,438
Owner Occupied:	14,137
% Owner Occupied	65.9
Owner Occupied w/ monthly costs > 30% HH income	3,929
% of Owner Occupied units w/ this selected condition	27.8
Renter Occupied:	6,596
% Renter Occupied	34.1
Renter with monthly costs > 30% HH income	2,115
% of Rental Units with this selected condition	32.0

Substandard Housing Units Affordable to Low- and Moderate-Income Households Capable of Being Rehabilitated

Substandard housing has “selected conditions” that are defined by the U.S. Census as units having at least one of the following conditions: (1) lacking complete plumbing facilities, (2) lacking complete kitchen facilities, (3) with 1.01 or more occupants per room. Table 3 – Housing Conditions, 2000 provides a summary of the three selected conditions for housing in Old Bridge Township. There is a total of 206 units or 0.96% of all occupied units that have one or more of these selected conditions. Appendix B of COAH’s rules indicate that 142 housing units with substandard conditions are occupied by low- and/or moderate-income households.

Demographic Characteristics⁴

Population Trend

From 1930 to 1940 Middlesex County and New Jersey experienced little growth, but during that same period Old Bridge grew 48.2% (see Table 11). Growth in the three geo-political entities increased significantly from 1940 to 1950, with Old Bridge Township having the greatest percentage increase of 93.7%, Middlesex County growing 22.0% and New Jersey experiencing 16.2% growth. For the next two decades Old Bridge Township, Middlesex County and New Jersey grew at robust rates. From 1950 to 1970 Old Bridge Township's population increased by about 5.7 times growing from 7,366 to 48,715. During the same period of time, Middlesex County's population grew by about 120% and New Jersey's residents increased by more than 63%. As the growth of Middlesex County (2.0%) and New Jersey (6.5%) slowed significantly from 1970 to 1980, Old Bridge Township, too, slowed to 5.7%. Old Bridge Township's growth rates from 1980 to 1990 (9.6%) lagged behind the growth rate of Middlesex County (12.7%) and grew faster than New Jersey (5.0%). Its 1990 to 2000 growth rate (7.0%) lagged behind the rates of Middlesex County (11.6%) and New Jersey (8.9%).

Table 11 – Population Trend, 1930-2000

Year	Old Bridge Township			Middlesex County			New Jersey		
	Pop.	Change		Pop.	Change		Population	Change	
		No.	%		No.	%		No.	%
1930	2,566	-	-	212,208	-	-	4,041,334	-	-
1940	3,803	1,237	48.2	217,077	4,869	2.2	4,160,165	118,831	2.9
1950	7,366	3,563	93.7	264,872	47,795	22.0	4,835,329	675,164	16.2
1960	22,772	15,406	209.2	433,856	168,984	63.8	6,066,782	1,231,453	20.3
1970	48,715	25,943	113.9	583,813	104,957	17.9	7,171,112	1,104,330	18.2
1980	51,515	2,800	5.7	595,893	12,080	2.0	7,365,011	463,899	6.5
1990	56,475	4,960	9.6	671,780	75,887	12.7	7,730,188	365,177	5.0
2000	60,456	3,981	7.0	750,162	78,382	11.6	8,414,350	684,162	8.9

⁴ Demographic characteristics are based on 1930-2000 U.S. Censuses as related to the years presented in the text and tables.

Household Size and Type

In 2000 Old Bridge Township had a total of 21,438 households of which 15,959 were family households that represented 74.4% of total households (Table 12). By comparison Middlesex County had 71.8% of its total households as family households. In Old Bridge Township 61.2% were married-couple family households; in the County 57.0% were of the same category. The percentage of married-couple family households with own children under 18 years of age differed in the Township and the County: 32.0% in Old Bridge Township, and 27.6% in Middlesex County. For female householder with no husband and the same household type with own children under 18 years, Old Bridge Township's percentages were less than the County's: Township – 9.5% and 4.4%, respectively; and County – 10.8% and 5.1%, respectively.

Table 12 – Household Size and Type, Old Bridge Township & Middlesex County, 2000

Description	Old Bridge Township	Middlesex County
Average household size - All Units	2.80	2.74
Average household size - Owner occupied	3.04	2.86
Average household size - Renter occupied	2.24	2.50
Total households	21,438	265,815
Family households	15,959	190,930
% Family households	74.4	71.8
Married-couple family	13,123	151,461
% married couple family	61.2	57.0
Married-couple family with children under 18 years	6,852	73,317
% Married-couple family with children under 18 years	32.0	27.6
Female householder, no husband present	2,039	28,812
% Female householder, no husband present	9.5	10.8
Female householder, no husband present with children under 18 years	936	13,598
% Female householder, no husband present children under 18 years	4.4	5.1
Nonfamily households	5,479	74,885
% Nonfamily households	25.6	28.2
Householder living alone	4,527	59,544
% Householder living alone	21.1	22.4
Householder 65 years and over	1,457	23,226
% Householder 65 years and over	6.8	8.7

Nonfamily households represented 25.6% of Old Bridge's total households; such households represented 28.2% in the County. Nonfamily householders living alone represented 21.1% of the total households in Old Bridge Township and 22.4% in Middlesex County. Nonfamily householders 65 years and over represented 6.8% of the total households in the Township, which is less than the County whereby the same type of householder represented 8.7% of the total households in the County.

Regarding household size, the average household size in Old Bridge Township was slightly more than the average household size in Middlesex County: 2.80 in Old Bridge versus 2.74 in the County. Similarly, the average household size for owner-occupied units in the Township was more than that for the County: 3.04 in Old Bridge versus 2.86 in the County. The reverse was observed for average household size for rental units: 2.24 in the Township versus 2.50 in the County.

Age Characteristics

Old Bridge Township's population that is 45 to 54 years experienced the greatest increase in terms of absolute value and percentage change from 1990 to 2000, 2,412 and 38.4%, respectively. The age group with the second largest absolute and percentage gains was 65 years and over with an increases of 1,388 and 27.9%, respectively. The 18 to 24 age group increased by 1,267 or 23.6%. Losses were experienced in the under-5 years, 5 years to 17 years and 25 years to 44 years: -103 and -2.4%; -259 and -2.8%; and -754 and -3.6%, respectively. Table 13 provides a summary of the Township's population by age from 1990 to 2000.

Table 13 – Population by Age, Old Bridge Township, 1990 to 2000						
Age of Pop. (Years)	1990		2000		Change	
	Number	%	Number	%	Number	%
Under 5	4,355	7.7	4,252	7.0	-103	-2.4
5 to 17	9,250	16.4	8,991	14.9	-259	-2.8
18 to 24	5,374	9.5	6,641	11.0	1,267	23.6
25 to 44	21,090	37.4	20,336	33.6	-754	-3.6
45 to 54	6,289	11.1	8,701	14.4	2,412	38.4
55 to 64	5,135	9.1	5,165	8.6	30	0.6
65 and Over	4,982	8.8	6,370	10.5	1,388	27.9
Total	56,475	100.0	60,456	100.0	3,981	7.0

Table 14 summarizes Middlesex County's population by age from 1990 to 2000. As Old Bridge Township did Middlesex County experienced losses in population for the age groups 18 to 24 years and 25 to 34 years. The County had significant growth in the 5 to 17-year age group (31.3%) and 45 to 54-year age group (42.0%), which was not replicated in Old Bridge Township. While Middlesex County experienced a significant increase in the age group 65 years and over, it did not experience the significant growth in this age group as Old Bridge Township did.

Table 14 – Population by Age, Middlesex County, 1990 to 2000						
Age of Pop. (Years)	1990		2000		Change	
	Number	%	Number	%	Number	%
Under 5	44,943	6.7	49,390	6.6	4,447	9.9
5 to 17	76,292	11.4	100,140	13.3	23,848	31.3
18 to 24	104,092	15.5	99,392	13.2	-4,700	-4.5
25 to 44	235,788	35.1	245,944	32.7	10,156	4.3
45 to 54	70,643	10.5	100,323	13.4	29,680	42.0
55 to 64	61,205	9.1	62,383	8.3	1,178	1.9
65 and Over	78,817	11.7	92,590	12.3	13,773	17.5
Total	671,780	100.0	750,162	100.0	78,382	11.7

The median age for persons in Old Bridge Township in 2000 was 36.5 years. In 2000 the median age for Middlesex County's population was 35.7 years. The median age in Old Bridge exceeded the median age in the County by 0.8 years.

Table 15 – Median Age, Old Bridge Township and Middlesex County, 2000		
	Old Bridge Twp.	Middlesex County
Median Age (Years)	36.5	35.7

Income Level

In 1999 Old Bridge had a per capita income of \$26,814, which was higher than the per capita incomes of Middlesex County (\$26,535) and lower than New Jersey's (\$27,006). Old Bridge's median household income in 1999 was \$64,707, which was more than the median household incomes of Middlesex County (\$61,446) and New Jersey (\$55,146). The lower per capita income of Old Bridge can most likely be explained by the fact that the Township's household size (2.80) was higher than the County's (2.74) and the State's (2.68) which means that in Old Bridge there are more persons per household among which household income is distributed. The higher median household income in Old Bridge is most likely explained by the fact that the Township has a significant percentage of persons 35 to 65 years who are in their peak earning years than the County and State that have lower percentages of persons in these age groups. Table 16 shows 1999 median household income for Old Bridge Township and Middlesex County.

Table 16 – Median Household Income Old Bridge Township and Middlesex County, 1999		
	Per Capita Income	Median Household Income
Old Bridge Township	\$26,814	\$64,707
Middlesex County	\$26,535	\$61,446
New Jersey	\$27,006	\$55,146

Table 17 shows the distribution of 1999 household incomes by brackets for Old Bridge Township and Middlesex County. In terms of percentages, both had similar distributions of household incomes under \$10,000: 4.1% of households for Old Bridge and 4.9% for the County. Old Bridge had a lower percentage of households with incomes between \$10,000 and \$34,999 (18.1%) than the County (20.6%). The \$35,000 to \$49,999 income bracket was similar between the two (Old Bridge at 13.8% and County at 14.0%). The income brackets that ranged from \$50,000 to \$149,999 represented the greatest percentages in Old Bridge and the County, 56.9% and 52.8%, respectively. For the two entities the income brackets that were \$150,000 to \$199,999 were similar (Old Bridge at 4.5% and County at 4.4%). For incomes \$200,000 or more the Township had 2.5% and the County 3.2%.

Table 17: Household Income by Brackets, 1999				
Household Income (\$)	Old Bridge Township		Middlesex County	
	No. of Households	% of Total	No. of Households	% of Total
Less than 10,000	878	4.1	13,102	4.9
10,000 - 14,999	629	2.9	9,965	3.7
15,000 - 24,999	1,494	6.9	20,603	7.7
25,000 - 34,999	1,795	8.3	24,398	9.2
35,000 - 49,999	2,966	13.8	37,097	14.0
50,000 - 74,999	4,755	22.1	57,308	21.6
75,000 - 99,999	3,940	18.3	42,599	16.0
100,000 - 149,999	3,546	16.5	40,544	15.2
150,000 - 199,999	962	4.5	11,823	4.4
\$200,000 or more	542	2.5	8,459	3.2
Total	21,507	100.0	265,898	100.0

The COAH regulations define low (those earning up to 50% of the median household income) and moderate-income households (those earning from more than 50% to 80% of the median household income). The figures are adjusted for household size and the municipality's housing region. Old Bridge Township is part of Region Three, which includes Hunterdon, Middlesex and Somerset Counties. Table 18 provides a breakdown of the maximum 1999 income figures by household size that COAH uses to determine affordability.

Table 18: COAH 1999 Regional Income Limits (Region 3)										
Income	Family Size									
	1	1.5	2	3	4	4.5	5	6	7	8
Median	\$53,690	\$57,525	\$61,360	\$69,030	\$76,700	\$79,7688	\$82,836	\$88,972	\$95,108	\$101,244
Moderate	\$42,952	\$46,010	\$49,088	\$55,224	\$61,360	\$63,814	\$66,269	\$71,178	\$76,086	\$80,995
Low	\$26,845	\$28,763	\$30,680	\$34,515	\$38,350	\$39,884	\$41,418	\$44,486	\$47,554	\$50,622

Source: COAH, adopted April 7, 1999.

Employment Status of Residents⁵

Employment Status

In 1999 there were 24,193 persons aged 16 years and over. Those in the civilian labor force (10,058) represented 41.6% of the population of persons aged 16 years and over; 58.4% (14,135) was not in the civilian labor force. Of those aged 16 years and over 9,555 (39.5%) were employed, and 503 (2.1%) were unemployed. Table 19 summarizes the employment status of residents in Old Bridge Township.

Table 19: Employment Status, 1999		
Description	Old Bridge Township	
	Number	Percent
Population 16 years and over	24,193	100.0
In labor force	10,058	41.6
Civilian labor force	10,058	41.6
Employed	9,555	39.5
Unemployed	503	2.1
Percent of civilian labor force	5.0	N/A
Armed Forces	-	-
Not in labor force	14,135	58.4

Occupation

The occupations of Old Bridge Township residents in 1999 are shown in Table 20. Of those in the employed civilian labor force almost 40% of the residents (3,794) worked in management, professional and related occupations. Sales and office occupations represented 30.8% of the employed civilian labor force followed by service occupations at 10.5%. Production, transportation and material moving occupations totaled 961 or 10.1% of the employed civilian labor force. Construction, extraction and maintenance occupations represented 8.5% of the employed civilian labor force. There were 34 persons employed in the farming, fishing and forestry occupations, which represented 0.4% of the employed civilian labor force.

⁵ Employment characteristics are based on 2000 U.S. Census.

Table 20: Occupation, 1999		
Description	Old Bridge Township	
	Number	Percent
Employed civilian population 16 years and over	9,555	100.0
Management, professional and related occupations	3,794	39.7
Service occupations	1,006	10.5
Sales and office occupations	2,945	30.8
Farming, fishing and forestry occupations	34	0.4
Construction, extraction and maintenance occupations	615	8.5
Production, transportation and material moving occupations	961	10.1

ECONOMIC CHARACTERISTICS

Employment by Industry Sector

Table 21 shows the industries in which the employed civilian labor force of Old Bridge Township worked in 1999. The educational, health and social services industry employed the most of the employed civilian labor force at 5,013 or 16.6% of the labor force. Finance, insurance, real estate and rental and leasing employed the second most at 3,851 or 12.8% of the employed civilian labor force. Retail trade employed the third most at 3,644 or 12.1%. Professional, scientific, management, administrative and waste management services was a close fifth at 3,597 or 11.9%. Manufacturing, and transportation and warehousing, and utilities employed 2,984 (9.9%) and 2,548 (8.5%), respectively. Those industries that employed less than 6.0% included: construction (5.7%); information (5.0%); other services (3.9%); public administration (3.7%); wholesale trade (4.8%); and agriculture, forestry, fishing and hunting and mining (0.1%).

Table 21: Industry, 1999		
Description	Old Bridge Township	
	Number	Percent
Employed civilian population 16 years and over	30,140	100.0
Agriculture, forestry, fishing and hunting and mining	44	0.1
Construction	1,727	5.7
Manufacturing	2,984	9.9
Wholesale trade	1,437	4.8
Retail trade	3,644	12.1
Transportation and warehousing, and utilities	2,548	8.5
Information	1,504	5.0
Finance, insurance, real estate, and rental and leasing	3,851	12.8
Professional, scientific, management, administrative, and waste management services	3,597	11.9
Educational, health and social services	5,013	16.6
Arts, entertainment, recreation, accommodation and food services	1,521	5.0
Other services (except public administration)	1,162	3.9
Public administration	1,108	3.7

In-Place Employment by Industrial Sector and Employment Trends

The availability of current information about employment in Old Bridge Township is limited. The U.S. Census Bureau provides local employment information for second quarter 2002, 2003, 2004, 2005 and 2006 by means of its LED Origin-Destination Data Base. The employment information for Old Bridge Township and parts of surrounding communities, which is based on the LED Origin-Destination Data Base, is provided below.

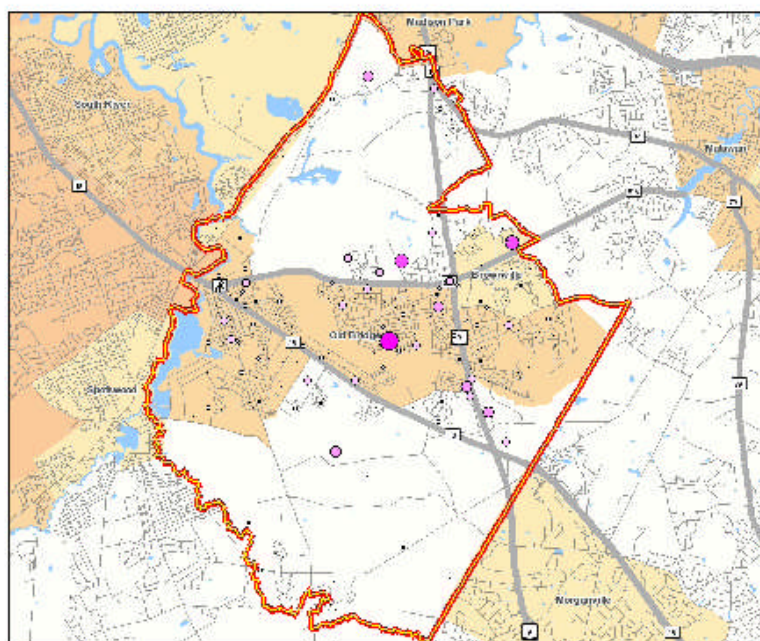
A study area was delineated by using the ZIP Codes (ZCTA) selection layer for the zip code 08857 and two areas of the municipality that overlap into adjoining communities using the line and radius method (Madison Park and Lawrence Harbor). The maps on the following pages show the three study areas. Together, they represent a rough approximation of Old Bridge Township's geographical area. The tables that follow each respective map summarize in-place employment for 2002, 2004 and 2006.

Within the Old Bridge Zip Code 08857 study area the most prominent employer is health care and social assistance over the years 2006 (20.5% of total jobs), 2004 (22.5%) and 2002 (21.3%). Retail trade was a significant employer for the same three years: 11.4%, 10.2% and 12.5%. Administration and support, waste management and remediation employed significant percentages of employees in 2006, 2004 and 2002; however, it declined from 11.3% in 2002 and 2004 to 9.9% in 2006. Overall employment increased from 7,119 in 2002 to 7,608 in 2004 and 7,803 in 2006.

The Madison Park study area experienced consistent employment growth from 2002 (824 jobs) to 2004 (1,061 jobs) and remained flat in 2006 (1,061 jobs). The most significant employer was retail trade: 41.5% in 2002; 53.3% in 2004; and 55.3% in 2006. Accommodation and food services was a significant employer: 18.4% in 2002; 17.2% in 2004; and 21.7% in 2006.

The Lawrence Harbor study area experienced declines in employment from 2002 (2,522 jobs) to 2004 (2,394) to 2006 (2,089). Significant employers during the three years were health care and social services (15.9%, 16.3% and 17.2%, respectively), construction (19.7%, 20.0% and 9.1%, respectively), professional, scientific, and technical services (6.4%, 7.7% and 11.3%, respectively), and transportation and warehousing (7.4%, 8.3% and 11.1%, respectively).

Work Area Profile Report



2006
• 1 - 8 Workers
• 9 - 57 Workers
• 58 - 227 Workers
• 228 - 533 Workers
• 534 - 1050 Workers
• 1051 - 1216 Workers

Old Bridge Zip Code 08857

Work Area Profile Report

This map is for demonstration purposes only. For a more detailed and customizable map output, please use the "Print Map" tool located above the Map Viewer.

Total Primary Jobs 2006 2004 2002

Count Share Count Share Count Share

Total Primary Jobs 7,803 100.0% 7,608 100.0% 7,119 100.0%

Jobs by Worker Age 2006 2004 2002

Count Share Count Share Count Share

Age 30 or younger 1,849 23.7% 1,810 23.8% 1,546 21.7%

Age 31 to 54 4,464 57.2% 4,473 58.8% 4,356 61.2%

Age 55 or older 1,490 19.1% 1,325 17.4% 1,217 17.1%

Jobs by Earnings Paid 2006 2004 2002

Count Share Count Share Count Share

\$1,200 per month or less 1,996 25.6% 2,058 27.1% 1,866 26.2%

\$1,201 to \$3,400 per month 2,943 37.7% 2,937 38.6% 2,849 40.0%

More than \$3,400 per month 2,864 36.7% 2,613 34.3% 2,404 33.8%

Jobs by Industry Type (2-digit NAICS) 2006 2004 2002

Count Share Count Share Count Share

Agriculture, Forestry, Fishing and Hunting 0 0.0% 0 0.0% 3 0.0%

Mining, Quarrying, and Oil and Gas

Extraction

0 0.0% 0 0.0% 0 0.0%

Utilities 94 1.2% 93 1.2% 110 1.5%

Construction 737 9.4% 563 7.4% 601 8.4%

Manufacturing 503 6.4% 500 6.6% 712 10.0%

Wholesale Trade 294 3.8% 284 3.7% 215 3.0%

Retail Trade 888 11.4% 774 10.2% 892 12.5%

Transportation and Warehousing 117 1.5% 85 1.1% 113 1.6%

Information 104 1.3% 113 1.5% 104 1.5%

Finance and Insurance 342 4.4% 301 4.0% 287 4.0%

Real Estate and Rental and Leasing 323 4.1% 293 3.9% 114 1.6%

Professional, Scientific, and Technical Services 579 7.4% 640 8.4% 344 4.8%

Management of Companies and Enterprises 156 2.0% 161 2.1% 149 2.1%

Administration & Support, Waste

Management and Remediation

775 9.9% 857 11.3% 806 11.3%

Educational Services 135 1.7% 120 1.6% 147 2.1%

Health Care and Social Assistance 1,599 20.5% 1,709 22.5% 1,518 21.3%

Arts, Entertainment, and Recreation 113 1.4% 60 0.8% 5 0.1%

Accommodation and Food Services 315 4.0% 307 4.0% 266 3.7%

Other Services (excluding Public

Administration)

253 3.2% 275 3.6% 238 3.3%

Public Administration 476 6.1% 473 6.2% 495 7.0%

QWI Indicators - Private Sector Jobs 2006 2004 2002

Count Share Count Share Count Share

Number of Employers 669 100.0% 632 100.0% 617 100.0%

Employment (Beginning-of-2nd quarter) 6,154 100.0% 5,864 100.0% 5,023 100.0%

Employment, Stable Jobs 5,405 100.0% 5,133 100.0% 4,476 100.0%

Separations, Stable Jobs 488 100.0% 503 100.0% 380 100.0%

New Hires, Stable Jobs 619 100.0% 625 100.0% 333 100.0%

Firm Job Gain 460 100.0% 358 100.0% 384 100.0%

Firm Job Loss 286 100.0% 313 100.0% 231 100.0%

Employment (reference quarter) 7,487 100.0% 6,963 100.0% 6,055 100.0%

Average Monthly Earnings, Stable Jobs 3,061 100.0% 3,017 100.0% 2,866 100.0%

Average Monthly Earnings Separations from Stable Jobs

1,396 100.0% 1,477 100.0% 1,512 100.0%

Average Monthly Earnings, New Hires, Stable Jobs

2,077 100.0% 2,341 100.0% 1,985 100.0%

Quarterly Workforce Indicators (QWI) in OnTheMap are considered to be experimental. For the latest and most accurate QWI statistics, use the QWI Online

application at <http://lehd.did.census.gov>.

Job counts and average earnings measures that are subject to item suppression at the block-level do not contribute to estimates for the selected area in this report.

To the extent that the selected area in the QWI Report is affected by item suppression, job counts in the QWI Report will be lower than the corresponding job counts in the Shed Report.

Report Settings

Year(s): 2006,2004,2002

Job Type: Primary Jobs

Labor Market Segment: All Workers

Study Selection Layer: ZIP Codes (ZCTA)

Study Selection Features: 08857

Advanced Area Selection: Ignored.

Map Precision: Blocks

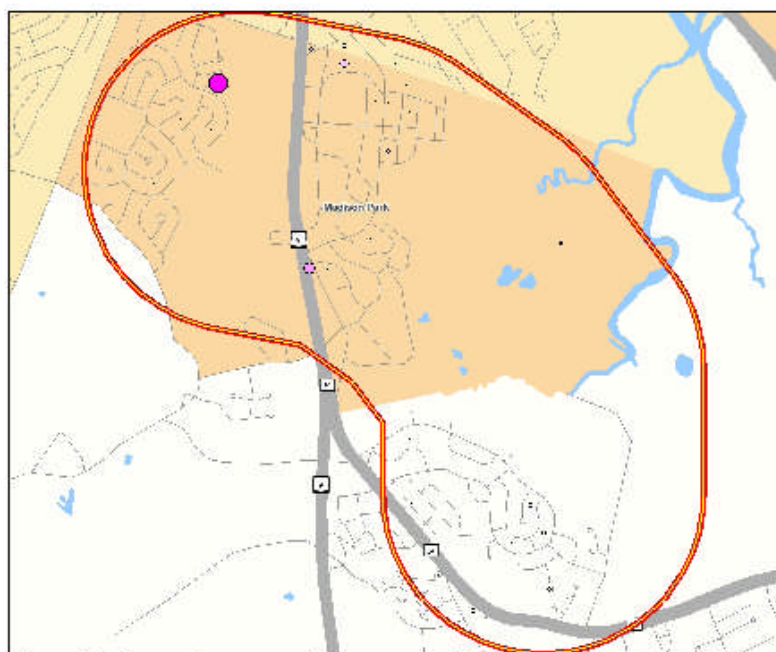
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Query ID: 122814979925977

Data Sources

US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2002, 2003, 2004, 2005, and 2006)

Work Area Profile Report



This map is for demonstration purposes only. For a more detailed and customizable map output, please use the "Print Map" tool located above the Map Viewer.

2008
● 1 - 3 Workers
○ 4 - 26 Workers
○ 27 - 90 Workers
○ 91 - 210 Workers
● 211 - 410 Workers
● 411 - 724 Workers

Madison Park

Work Area Profile Report

This map is for demonstration purposes only. For a more detailed and customizable map output, please use the "Print Map" tool located above the Map Viewer.

Total Primary Jobs 2006 2004 2002

Count Share Count Share Count Share

Total Primary Jobs 1,061 100.0% 1,061 100.0% 824 100.0%

Jobs by Worker Age 2006 2004 2002

Count Share Count Share Count Share

Age 30 or younger 448 42.2% 400 37.7% 307 37.3%

Age 31 to 54 470 44.3% 523 49.3% 417 50.6%

Age 55 or older 143 13.5% 138 13.0% 100 12.1%

Jobs by Earnings Paid 2006 2004 2002

Count Share Count Share Count Share

\$1,200 per month or less 346 32.6% 351 33.1% 307 37.3%

\$1,201 to \$3,400 per month 545 51.4% 510 48.1% 340 41.3%

More than \$3,400 per month 170 16.0% 200 18.9% 177 21.5%

Jobs by Industry Type (2-digit NAICS) 2006 2004 2002

Count Share Count Share Count Share

Agriculture, Forestry, Fishing and Hunting 2 0.2% 1 0.1% 0 0.0%

Mining, Quarrying, and Oil and Gas

Extraction

0 0.0% 0 0.0% 0 0.0%

Utilities 0 0.0% 0 0.0% 0 0.0%

Construction 31 2.9% 19 1.8% 14 1.7%

Manufacturing 10 0.9% 4 0.4% 6 0.7%

Wholesale Trade 13 1.2% 68 6.4% 8 1.0%

Retail Trade 587 55.3% 566 53.3% 342 41.5%

Transportation and Warehousing 15 1.4% 23 2.2% 10 1.2%

Information 8 0.8% 4 0.4% 4 0.5%

Finance and Insurance 10 0.9% 2 0.2% 4 0.5%

Real Estate and Rental and Leasing 90 8.5% 107 10.1% 108 13.1%

Professional, Scientific, and Technical Services 24 2.3% 17 1.6% 130 15.8%

Management of Companies and Enterprises 0 0.0% 0 0.0% 0 0.0%

Administration & Support, Waste

Management and Remediation

8 0.8% 13 1.2% 9 1.1%

Educational Services 0 0.0% 2 0.2% 4 0.5%

Health Care and Social Assistance 13 1.2% 20 1.9% 7 0.8%

Arts, Entertainment, and Recreation 0 0.0% 0 0.0% 0 0.0%

Accommodation and Food Services 230 21.7% 182 17.2% 152 18.4%

Other Services (excluding Public

Administration)

20 1.9% 33 3.1% 26 3.2%

Public Administration 0 0.0% 0 0.0% 0 0.0%

QWI Indicators - Private Sector Jobs 2006 2004 2002

Count Share Count Share Count Share

Number of Employers 72 100.0% 75 100.0% 75 100.0%

Employment (Beginning-of-2nd quarter) 1,086 100.0% 1,010 100.0% 833 100.0%

Employment, Stable Jobs 911 100.0% 858 100.0% 686 100.0%

Separations, Stable Jobs 110 100.0% 94 100.0% 96 100.0%

New Hires, Stable Jobs 105 100.0% 128 100.0% 91 100.0%

Firm Job Gain 59 100.0% 28 100.0% 46 100.0%

Firm Job Loss 13 100.0% 12 100.0% 22 100.0%

Employment (reference quarter) 1,400 100.0% 1,241 100.0% 1,086 100.0%

Average Monthly Earnings, Stable Jobs 2,244 100.0% 2,227 100.0% 2,903 100.0%

Average Monthly Earnings Separations from Stable Jobs

542 100.0% 1,120 100.0% 1,825 100.0%

Average Monthly Earnings, New Hires, Stable Jobs

1,395 100.0% 1,722 100.0% 2,208 100.0%

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application at <http://lehd.did.census.gov>.

Job counts and average earnings measures that are subject to item suppression at the block-level do not contribute to estimates for the selected area in this report.

To the extent that the selected area in the QWI Report is affected by item suppression, job counts in the QWI Report will be lower than the corresponding job counts in the Shed Report.

Report Settings

Year(s): 2006,2004,2002

Job Type: Primary Jobs

Labor Market Segment: All Workers

Study Selection Layer: No layer selected.

Study Selection Features: Only available for layer selections.

Advanced Area Selection: Ignored.

Map Precision: Blocks

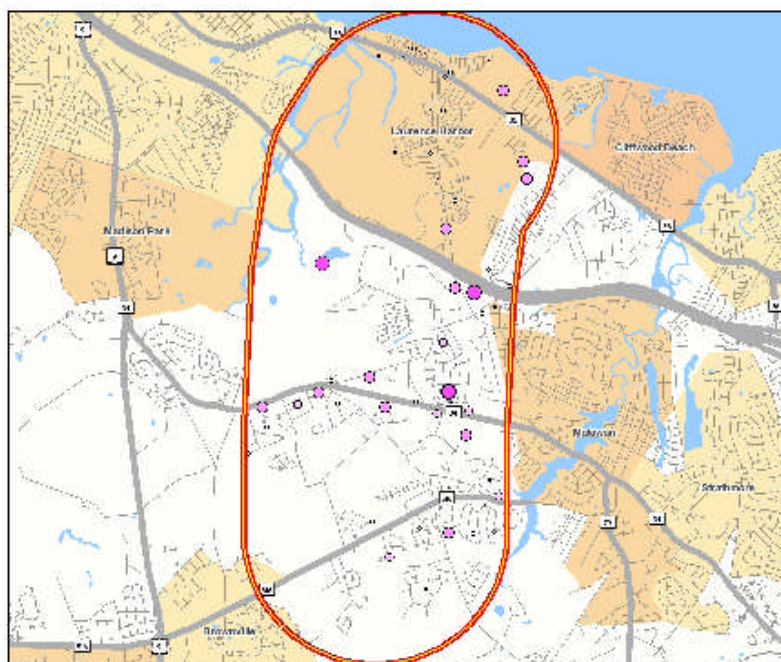
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Query ID: 1228150639465

Data Sources

US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2002, 2003, 2004, 2005, and 2006)

Work Area Profile Report



This map is for demonstration purposes only. For a more detailed and customizable map output, please use the "Print Map" tool located above the Map Viewer.



Lawrence Harbor

Work Area Profile Report

This map is for demonstration purposes only. For a more detailed and customizable map output, please use the "Print Map" tool located above the Map Viewer.

Total Primary Jobs 2006 2004 2002

Count Share Count Share Count Share

Total Primary Jobs 2,089 100.0% 2,394 100.0% 2,522 100.0%

Jobs by Worker Age 2006 2004 2002

Count Share Count Share Count Share

Age 30 or younger 481 23.0% 519 21.7% 616 24.4%

Age 31 to 54 1,228 58.8% 1,431 59.8% 1,530 60.7%

Age 55 or older 380 18.2% 444 18.5% 376 14.9%

Jobs by Earnings Paid 2006 2004 2002

Count Share Count Share Count Share

\$1,200 per month or less 494 23.6% 603 25.2% 722 28.6%

\$1,201 to \$3,400 per month 654 31.3% 730 30.5% 763 30.3%

More than \$3,400 per month 941 45.0% 1,061 44.3% 1,037 41.1%

Jobs by Industry Type (2-digit NAICS) 2006 2004 2002

Count Share Count Share Count Share

Agriculture, Forestry, Fishing and Hunting 0 0.0% 4 0.2% 2 0.1%

Mining, Quarrying, and Oil and Gas

Extraction

0 0.0% 0 0.0% 0 0.0%

Utilities 62 3.0% 72 3.0% 76 3.0%

Construction 191 9.1% 478 20.0% 498 19.7%

Manufacturing 36 1.7% 59 2.5% 39 1.5%

Wholesale Trade 150 7.2% 149 6.2% 212 8.4%

Retail Trade 104 5.0% 115 4.8% 164 6.5%

Transportation and Warehousing 231 11.1% 199 8.3% 187 7.4%

Information 73 3.5% 79 3.3% 105 4.2%

Finance and Insurance 139 6.7% 85 3.6% 84 3.3%

Real Estate and Rental and Leasing 36 1.7% 44 1.8% 31 1.2%

Professional, Scientific, and Technical Services 237 11.3% 184 7.7% 162 6.4%

Management of Companies and Enterprises 0 0.0% 0 0.0% 0 0.0%

Administration & Support, Waste

Management and Remediation

179 8.6% 213 8.9% 286 11.3%

Educational Services 20 1.0% 17 0.7% 21 0.8%

Health Care and Social Assistance 359 17.2% 390 16.3% 402 15.9%

Arts, Entertainment, and Recreation 40 1.9% 42 1.8% 41 1.6%

Accommodation and Food Services 115 5.5% 164 6.9% 129 5.1%

Other Services (excluding Public

Administration)

104 5.0% 88 3.7% 72 2.9%

Public Administration 13 0.6% 12 0.5% 11 0.4%

QWI Indicators - Private Sector Jobs 2006 2004 2002

Count Share Count Share Count Share

Number of Employers 249 100.0% 232 100.0% 244 100.0%

Employment (Beginning-of-2nd quarter) 1,872 100.0% 2,072 100.0% 2,191 100.0%

Employment, Stable Jobs 1,654 100.0% 1,722 100.0% 1,893 100.0%

Separations, Stable Jobs 139 100.0% 124 100.0% 200 100.0%

New Hires, Stable Jobs 140 100.0% 287 100.0% 181 100.0%

Firm Job Gain 201 100.0% 192 100.0% 207 100.0%

Firm Job Loss 68 100.0% 189 100.0% 121 100.0%

Employment (reference quarter) 2,400 100.0% 2,629 100.0% 2,860 100.0%

Average Monthly Earnings, Stable Jobs 2,924 100.0% 2,891 100.0% 2,907 100.0%

Average Monthly Earnings Separations from Stable Jobs

1,031 100.0% 1,411 100.0% 1,209 100.0%

Average Monthly Earnings, New Hires, Stable Jobs

2,087 100.0% 2,979 100.0% 1,864 100.0%

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application at <http://lehd.did.census.gov>.

Job counts and average earnings measures that are subject to item suppression at the block-level do not contribute to estimates for the selected area in this report.

To the extent that the selected area in the QWI Report is affected by item suppression, job counts in the QWI Report will be lower than the corresponding job counts in the Shed Report.

Report Settings

Year(s): 2006,2004,2002

Job Type: Primary Jobs

Labor Market Segment: All Workers

Study Selection Layer: No layer selected.

Study Selection Features: Only available for layer selections.

Advanced Area Selection: Ignored.

Map Precision: Blocks

Selected Block Count: 208

Query ID: 122815029327658

Data Sources

US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2002, 2003, 2004, 2005, and 2006)

Employment Outlook

According to COAH's employment growth projections provided in Appendix F2 of COAH's third-round rules, Old Bridge Township's employment is projected to grow by 3,496 jobs from 2004 to 2018.

Notwithstanding COAH's employment projection for Old Bridge Township, at the time of writing this Housing Element and Fair Share Plan, the United States and New Jersey have fallen into a recession, one of which economists believe may be as severe as the Great Depression of the 1930s.⁶ The September 2008 issue of *New Jersey Economic Indicators* provides a "snapshot" of the "economic situation" in New Jersey, as follows (pages 14 and 15):

- Economic conditions in New Jersey mirrored the nation during the month of August as the unemployment rate rose to a five-year high and employment continued to trend down.
- The insured unemployment rate (IUR) was up from a year ago when it was 2.9% and had not reached 3.3% since June 2004. Other measures of unemployment also reflected rising claims during the first eight months of the year.
- Employment declined by 2,200 in August following a revised gain of 100 in July and has generally been trending down since the beginning of the year.
- New Jersey personal income rose by 1.1% in the second quarter of 2008, down from growth of 1.5% in the first quarter. Compared to the second quarter of 2007, the state's personal income grew by 4.8% compared with a rate of 5.2% nationally.
- Falling home prices contributed to an increase in existing home sales during the second quarter in 13 states, including New Jersey. Despite the quarterly gain, New Jersey home sales lagged behind the level of a year ago by 18.5%.
- Indicators of future building activity also remained down compared to a year ago, reflecting weakness in the housing sector.

New applications for non-residential development have come to a grinding halt at the Old Bridge Township Planning Board and Zoning Board of Adjustment (except for a few older applications for retail and office space that were the subject of court remands), most likely reflecting the poor state of the economy. Furthermore, new building permits for non-residential development have also ceased. Given these facts and indicators, the employment outlook for the near future in Old Bridge Township is not promising. Any turnaround in the economy would most likely trigger the construction of the approved non-residential developments that are already in the pipeline.

⁶ Constant media coverage of the state of the national and state economies discusses a very severe recession. Unemployment rates are running at 5-year highs and climbing. Rates of housing foreclosures are at unprecedented highs not seen since the Great Depression. Recent news stories indicate that most of Europe is in a recession.

II. ANALYSIS OF IMPACT OF EXISTING CONDITIONS ON AFFORDABLE HOUSING OPPORTUNITIES

DETERMINATION OF PRESENT AND PROSPECTIVE FAIR SHARE

Old Bridge Township shall rely on the household and employment projections provided by COAH in its Substantive Rules to determine Old Bridge Township's present and prospective fair share as manifested in the municipality's Projected Growth Share for 2004-2018, which is determined to be 711 units (without exclusions). Old Bridge Township's 1987-1999 Prior Round Obligation, which is 439 units, has been addressed in accordance with First- and Second-Round COAH Substantive Certifications. Old Bridge Township's Third-Round Rehabilitation Share is determined to be 142 units.

AVAILABILITY OF EXISTING AND PLANNED INFRASTRUCTURE

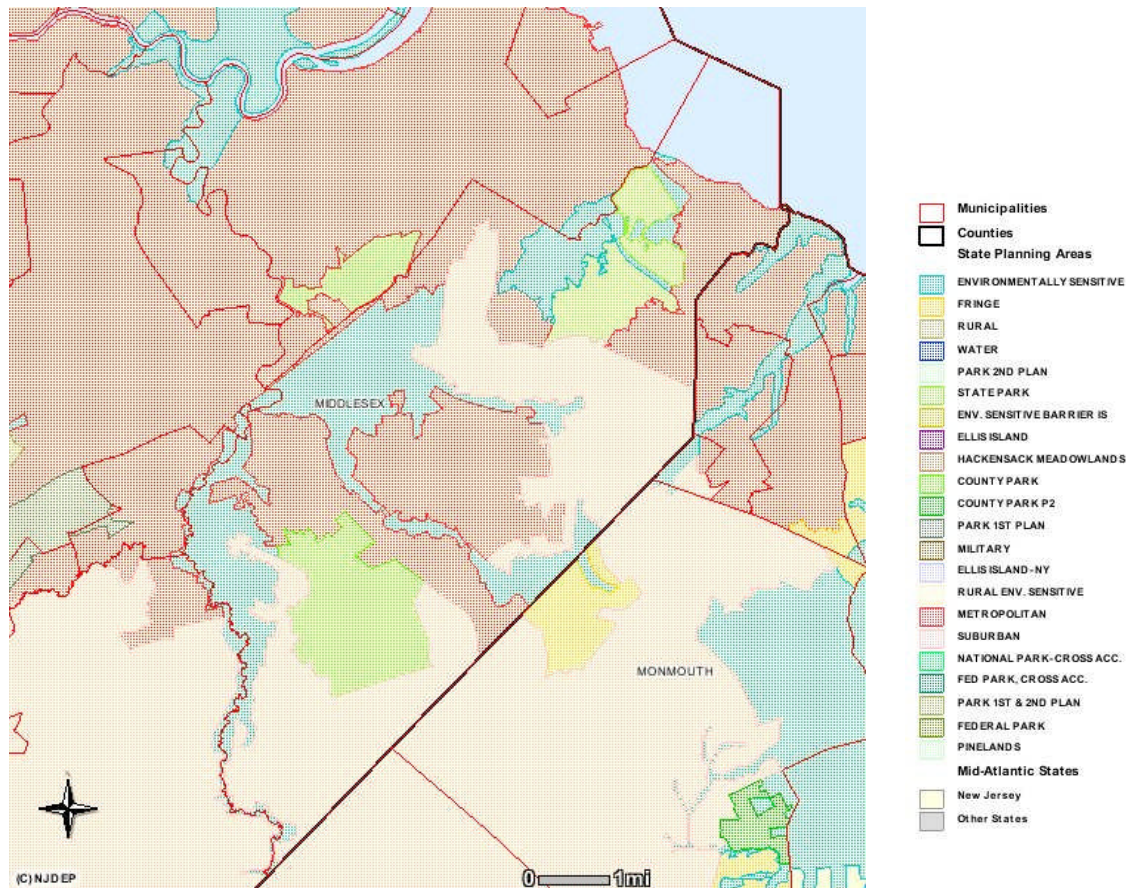
The majority of land in Old Bridge Township is located within Metropolitan Planning Area (PA1), Suburban Planning Area 2 (PA2) that are coincident with sewer service areas. Some areas of the Township are situated in Rural Planning Area 4 (PA4) that are coincident with a sewer service area; such PA4 portions of the Township should be changed to PA2 to reflect the suburban development and sewer and water utilities that exist in them. Old Bridge Township has an extensive sanitary sewer and water system. Sanitary sewage is collected and transported, by means of a sewerage system owned, operated and maintained by the Old Bridge Municipal Utilities Authority (OBMUA) to Middlesex County Sewerage Authority's regional treatment plant located in Sayreville, New Jersey. Treated effluent is then discharged into the Raritan Bay. Water service in Old Bridge Township is provided by OBTMUA.

All lands located within PA 1 and PA2 are intended to be served by public sanitary sewers and water; however, some of the areas will require extensions of such utilities as well as upgrades to accommodate future development. The PA4 area adjacent to PA2 in the vicinity of Route 9 and Texas Road is located in a sewer service area that is being prepared to receive a major sewer trunk line to serve approved and planned development.

Lands located outside sewer service areas are located in Rural Planning Area 4 (PA4) and Environmentally Sensitive Planning Area 5 (PA5) where individual septic systems and wells will serve future development. No affordable housing is planned in PA4 and 5. Other areas include State Park; these areas shall receive affordable housing.

The following maps show the State Planning Areas for Old Bridge Township and sewer service areas (I-Map, New Jersey Department of Environmental Protection).

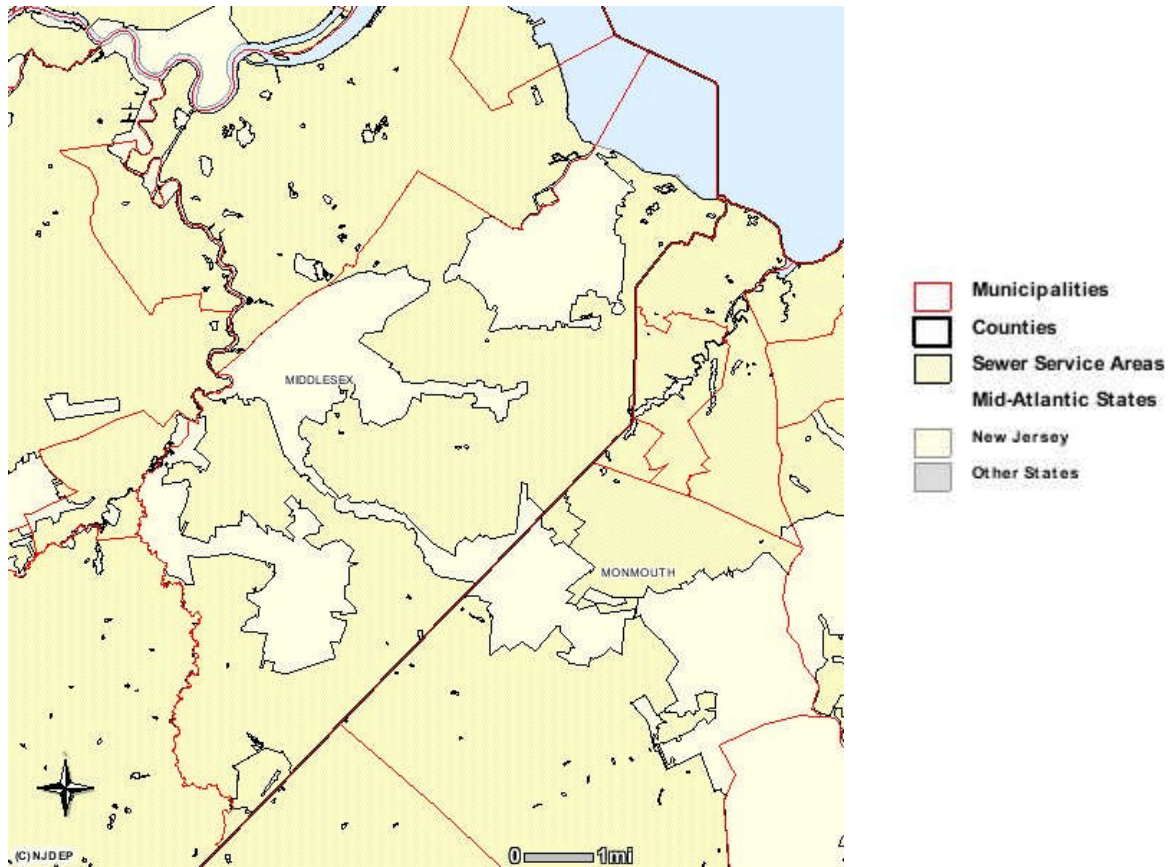
Map Showing State Planning Areas for Old Bridge Township



Source:

http://njgin.state.nj.us/OIT_GISTOOLS/mapstream?url=http://cedar20.sa.state.nj.us/gisimages/NJDEP_c... 12/9/2008

Map Showing Sewer Service Areas for Old Bridge Township



Source:

http://njgin.state.nj.us/OIT_GISTOOLS/mapstream?url=http://cedar20.sa.state.nj.us/gisimages/NJDEP_c... 12/9/2008

ANTICIPATED DEMAND OF TYPES OF USES PERMITTED BY ZONING

Old Bridge Township covers about 40.7 square miles in area that is a mix of suburban and rural landscapes. The Township provides a variety of zoning districts for different types of residential and non-residential development (see Land Development Regulations and Zoning Map submitted as separate documents).

Residential zoning districts range from rural 120,000-square foot lots (Low Density/Severe Environmental Constraints Residential Zone in the southern and southwestern portions of the municipality that lacks sanitary sewers and public water) to higher density developments (Planned Retirement Communities PRC, A-F Apartment-Family Residential Zone [14 dwelling units per acre] and A-R Apartment Retirement Residential Zone [14 dwelling units per acre]). It is important to note that Old Bridge Township has experienced significant development over the years with concentrations in the older sections of the municipality (Lawrence Harbor, Old Bridge, Browntown and others). Future residential development will occur as infill and in some of the areas where older general development plans were approved but not yet built). The zoning for the Township is adequate to meet the anticipated demand for residential development in the municipality.

Non-residential development zoning districts provide for commercial development (Neighborhood Commercial C-N, Community Commercial C-C, Marine Commercial C-M and Regional Commercial Shopping C-R), and office development (General Office O-G and Special Development SD). The Town Center Design TCD zone provides for a mix of residential and commercial development. Future demand for various types of non-residential development is anticipated to grow after the current recession has ended. Zoning in Old Bridge Township can accommodate future demand for non-residential development.

ANTICIPATED LAND USE PATTERNS

Future land use patterns in Old Bridge Township are anticipated to reflect the Land Use Element of the Township's master plan (see Master Plan submitted as a separate document) and the zoning map (see Zoning Map submitted as a separate document). In general, more compact housing with neighborhood commercial development has formed in the northern portion in the area known as Lawrence Harbor that fronts along Raritan Bay and is bisected by Route 35, the central portion in the area known as Browntown that is served by Route 9, the southwestern portion next to East Brunswick and Spotswood known as Old Bridge that is served by Route 18. The southern and southwestern portions of the Township are anticipated to develop with lower density residential development because of the lack of sewers. Development and redevelopment for mostly commercial and office uses along the major highways (Routes 9, 18 and 35) and in proximity to the Garden State Parkway interchange in the northern portion are anticipated.

MUNICIPAL ECONOMIC DEVELOPMENT POLICIES

Old Bridge Township has a diversified economic base that provides a variety of job opportunities. The Township maintains economic development policies that promote a balance

of housing, housing types and non-residential development that have Old Bridge Township a unique, rich and rewarding place in which to live, encourage the provision of diverse types of housing stock that is available and affordable to a wide range of persons and households and require development to be environmentally sensitive and aesthetically pleasing. With respect to housing Old Bridge Township encourages providing opportunities for children to purchase homes in the Township in which they were born and raised, members of the workforce to live and work in the Township, and residents to remain in the Township as they grow older. With such economic development policies in place, Old Bridge Township is positioned to experience economic growth of high quality that will transform the underutilized lands located along its major highways as well as additional infill development throughout the municipality.

CONSTRAINTS ON DEVELOPMENT

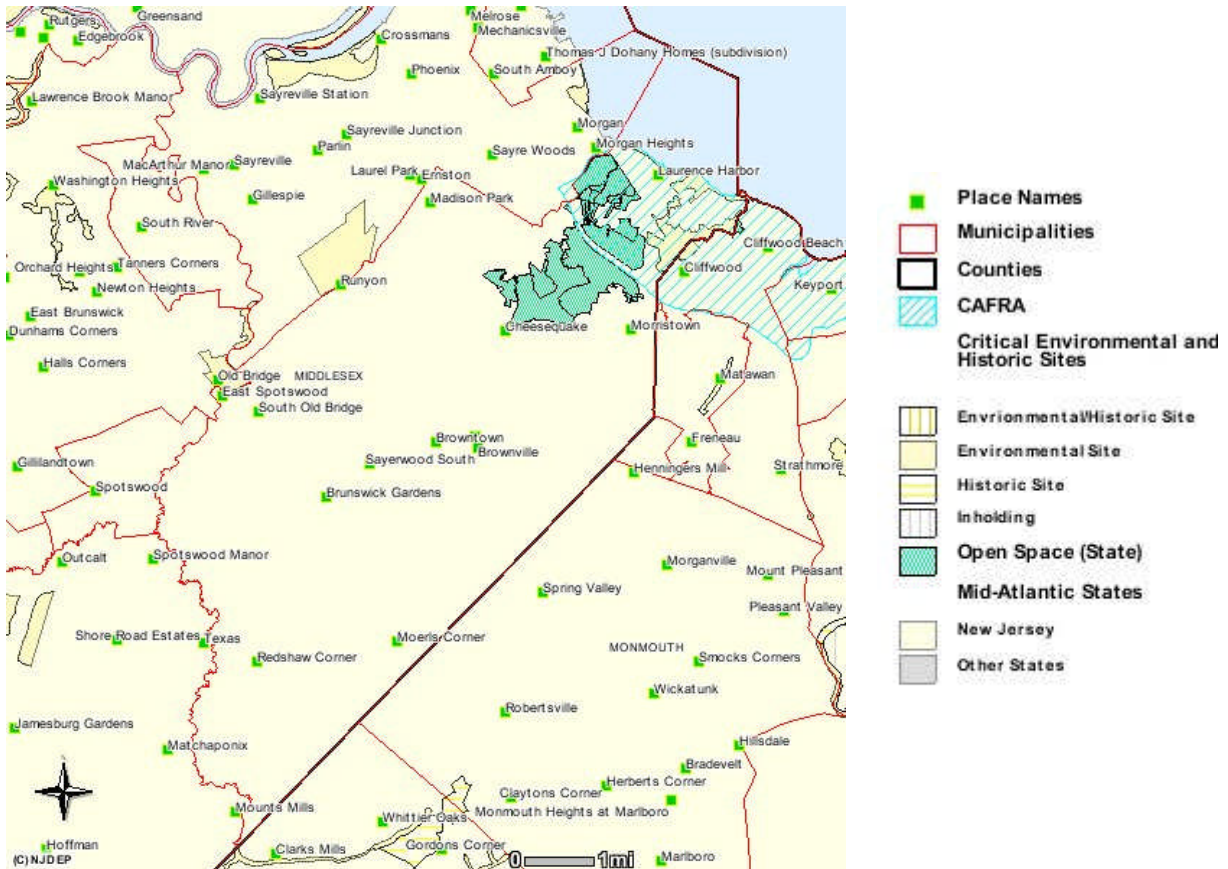
Old Bridge Township has a number of areas that are environmentally constrained and important in terms of conservation and preservation. Such areas include: wetlands, woodlands, watershed areas, aquifer recharge, wellhead areas, surface and sub-surface water resources, flood-prone areas and steep-slope areas. The Township's ordinances provide for protection and conservation of these environmentally sensitive areas and flexible zoning to avoid such areas while allowing for development, i.e., clustering.

Many streams and tributaries flow through Old Bridge. In the northern portion of the municipality, streams flow to the Raritan Bay; this area, which is in the Coastal Area Facilities Review Area (CAFRA), is strictly regulated in terms of development and redevelopment to protect the environment. Wetlands and 100-year flood plains associated with the streams exist throughout the municipality, particularly in the southern and southwestern portions. Wetlands are important for providing critical habitat for flora and fauna (see following map showing wetlands). The wetlands are important flood control areas and groundwater recharge areas. They constitute the majority of Old Bridge's open spaces.

Since the wetlands are an important environmental resource, they present major constraints on future development because of the federal, state and local environmental regulations that restrict and limit development in and near them.

Other constraints include the cost to extend sanitary sewers and water lines to sites within PA1 and 2 and sewer service areas. Such constraints are monetary, meaning that they add cost to projects.

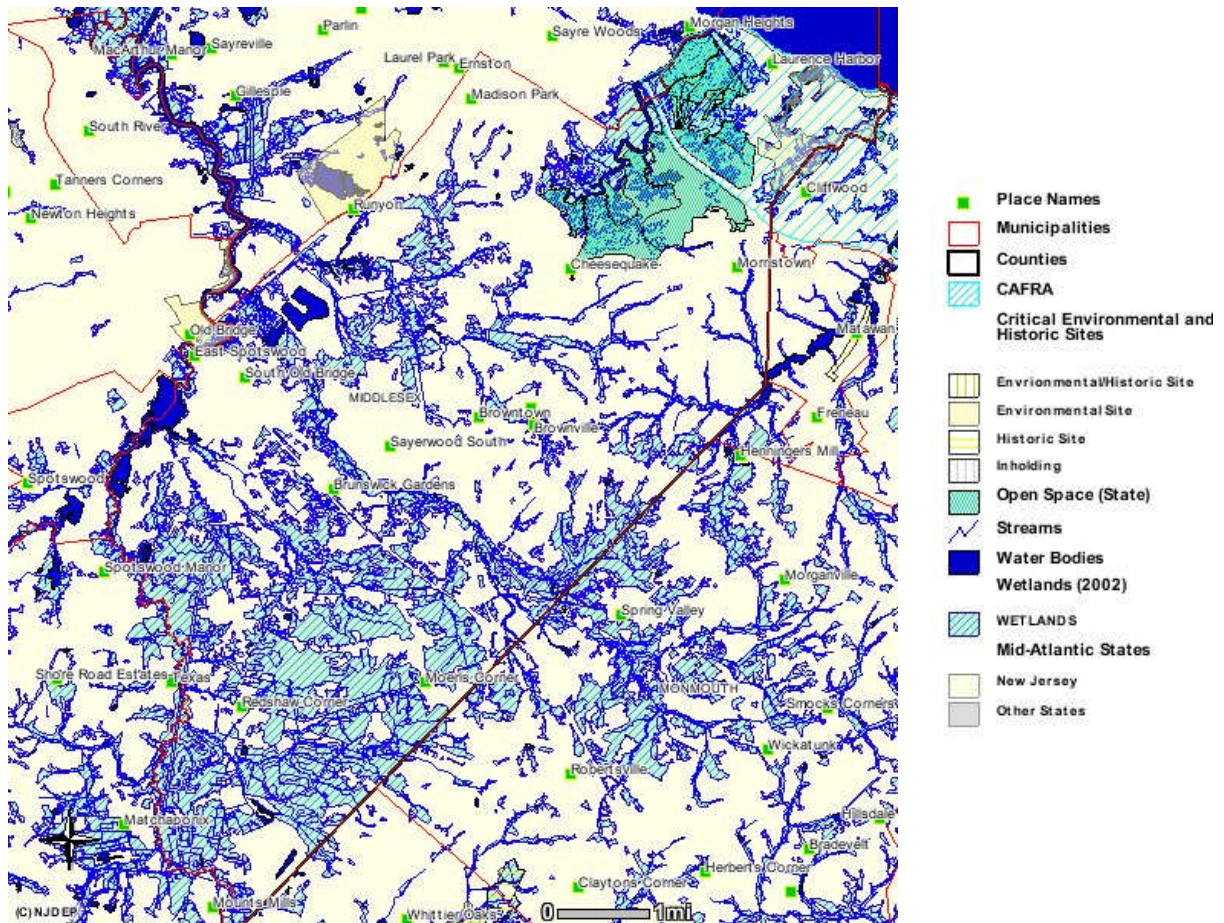
Map Showing CAFRA, Critical Environmental and Historic Sites, and Open Space (State)
for Old Bridge Township



Source:

http://njgin.state.nj.us/OIT_GISTOOLS/mapstream?url=http://gis10.sa.state.nj.us/gisimages/NJ_DEP_gis1... 12/9/2008

Map Showing CAFRA, Critical Environmental and Historic Sites, Open Space (State), Streams, Water Bodies, and Wetlands for Old Bridge Township



Source:
http://njgin.state.nj.us/OIT_GISTOOLS/mapstream?url=http://gis10.sa.state.nj.us/gisimages/NJDEP_gis1... 12/9/2008

EXISTING OR PLANNED MEASURES TO ADDRESS THESE CONSTRAINTS

The majority of the constraints for development in Old Bridge Township center on protecting and conserving the environment. Old Bridge Township's development policies focus on balancing development with protecting the environment. The Township welcomes innovative techniques and approaches for achieving this balance. Notwithstanding, the Township will not compromise the environment for the sake of development. To that end, the Township recognizes the fact that state and federal regulations will take precedence over many of the environmental issues facing development in the municipality.

With regard to cost constraints for extending sewer and water infrastructure to development, the Township regards these matters as costs for doing business in the municipality.

The proposed municipally sponsored/100% affordable projects will occur as infill in PA2 where sewer and water service is available and will avoid environmentally sensitive areas.

III. Fair Share Compliance Plan

The Fair Share Compliance Plan is the implementation plan for meeting Old Bridge Township's projected round-three affordable housing obligation. The Plan represents the current strategy that Old Bridge Township intends to implement, following COAH certification, but is also an amendable plan, that will change, as circumstances and developments unfold from now through 2018. Therefore, it will almost certainly require, not unlike other Fair Share Compliance Plans throughout New Jersey, several amendments throughout the life of this Plan.

The Township's plan for meeting its anticipated affordable housing obligation through 2018 is summarized in the attached COAH application forms and described in more detail in the following sections.

CONSIDERATION OF LANDS APPROPRIATE FOR AFFORDABLE HOUSING

Much of Old Bridge Township has been developed over the years. Lands appropriate for affordable housing are situated in sewer service areas where infill type of development will occur. Utilities (sewer and water), infrastructure (roads) and other services (municipal and businesses) already exist within these areas of the Township thus creating an effective and efficient use of public and private investment made in these areas.

Old Bridge owns property in a sewer service area near major highways (Routes 9 and 18) and access to employment centers and jobs along the highways and in the region. Public bus transportation is available along Route 9. The Township plans to construct affordable housing on this property.

AFFORDABLE HOUSING OBLIGATION

Growth Share

For its growth share Old Bridge Township shall rely on household and employment projections for the municipality as provided in Appendix F of COAH's third-round rules. According to Appendix F of COAH's rules, Old Bridge Township's residential and non-residential growth projections for 2004 to 2018 are 2,462 dwelling units and 3,496 jobs, respectively, which together yield an affordable housing growth share of 711 affordable units ($2,462 \text{ dwelling units} / 5 \text{ dwellings units for each affordable unit} = 492.4 \text{ affordable units}$ plus $3,496 \text{ jobs} / 16 \text{ jobs for each affordable unit} = 218.5 \text{ affordable units}$).

Worksheet A: Growth Share Determination Using Published Data⁷ was used to determine Old Bridge Township's total projected growth share obligation. By applying the exclusions for Supportive/Special Needs Housing and Municipally Sponsored Affordable Housing (Chuck Costello that produced 61 units and Maher Manor that produced 100 units, respectively) and Market and Affordable Units in Prior Round Inclusionary Development to three prior round

⁷ Worksheet A is taken from COAH's website <http://www.state.nj.us/dca/affiliates/coah/resources/planresources.html> using "Calculators for Determining Growth Share Obligations."

inclusionary developments in the Township (Woodhaven, Oaks Development and Oakwood developments which together will produce a total of 3,630 units, 3,379 market units and 251 affordable units from which 1,004 market units are excluded), Old Bridge Township's total projected growth share obligation is 428 affordable units (see Appendix C for Worksheet A).

Rehabilitation Share

According to Appendix B of COAH's third-round rules, Old Bridge Township's rehabilitation share is 142 units.

Prior Round Obligation

Old Bridge Township's prior round obligation is 439 units as indicated in Appendix C of COAH's third-round rules.

REHABILITATION PROGRAM

Old Bridge Township has a long-standing, experienced and successful rehabilitation program that is administered by the Old Bridge Housing Authority (OBHA). OBHA will continue to administer the Township's rehabilitation program in accordance with COAH's rules. Old Bridge Township has a rehabilitation share of 142 units according to Appendix B of COAH's third-round rules.

Table 22 summarizes Old Bridge Township's program to address its rehabilitation share of 142 units. According to COAH's third-round rules, Old Bridge Township will expend at least \$10,000 per unit for hard costs on average. By mid-point of substantive certification Old Bridge plans to have rehabilitated at least 71 units, which represents half of the total rehabilitation share determined by COAH's third-round rules. The total rehabilitation cost is at least \$1,420,000.

Old Bridge Township's funding source is its affordable housing trust fund. See Spending Plan, which is prepared as a separate document.

In the event of a shortfall of revenues for implementing the rehabilitation program, Old Bridge Township will bond to cover the shortfall. Old Bridge Township Council will adopt a resolution of intent to bond in the event of a shortfall of funds prior to COAH granting substantive certification (Appendix D).

Table 22: Rehabilitation Program 2009-2018	
Year	No. Units
2009	14
2010	14
2011	14
2012	14
2013	15
2014	14
2015	14
2016	14
2017	14
2018	15
Total	142

SATISFACTION OF PRIOR ROUND OBLIGATION

COAH's third-round rules indicate that Old Bridge Township's prior round obligation is 439 units. Old Bridge Township has satisfied its prior round obligation as indicated in Table 23. The result of Old Bridge's efforts in addressing its prior round obligation is a total of credits in the amount of 586 affordable units, which provides a surplus of 147 units (Prior Round 439 – Prior Round Compliance 586 = Surplus 147). The surplus shall be credited toward the Township's growth share obligation.

Old Bridge's rental obligation is 110 units. Old Bridge provided 437 affordable rental units, which yielded 143 bonus credits (see Table 24). According to COAH's third-round rules, Old Bridge's ability to obtain rental bonuses for rental units and age-restricted rental units is limited: no rental bonuses for rental units in excess of prior round obligation (110), and no rental bonuses for age-restricted rental units in excess of 50% of the prior round obligation (55). Old Bridge's rental units (family and special needs rentals) exceeded the rental obligation and therefore will be

limited for rental bonuses (110 rentals x 1.00 = 110 bonus credits). Its age-restricted rental bonus is limited to credits in the amount of 55 age-restricted rental units. Since it produced 100 age-restricted, the Township will receive bonus credits in the amount of 33 (100 rentals x 0.33 = 33 bonus credits), which is less than 55 and therefore not limiting.

Old Bridge Township's limit for age-restricted units for all affordable housing is 110 units, which is 25% of the prior round obligation (439 x 0.25 = 110). The total number of age-restricted units provided for the prior round is 100, which is less than the limit.

All documentation of the foregoing prior round compliance activities are contained in the Township's CMT electronic reporting to COAH.

Table 23: Prior Round Compliance			
Project/Program Name	Units	Rental Bonus	Total Credits
Woodhaven Inclusionary Development	75 (FR)	11	86
Oaks Development Inclusionary Development	138 (FR)	--	138
Oakwoode Inclusionary Development	38 (FR)	38	76
Yardley Inclusionary Development	6	--	6
Maher Manor Municipally Sponsored	100 (ARR)	33	133
Chuck Costello Municipally Sponsored	61 (FR)	61	122
Archdiocese of Middlesex Co. Group Home	4 (SNR)	--	4
Cerebral Palsy Association Group Home	4 (SNR)	--	4
Development of Disable Group Home	4 (SNR)	--	4
Rest Care of NJ Group Home	5 (SNR)	--	5
Catholic Charities Group Home	8 (SNR)	--	8
Total	443	143	586

Notes:

FR =	Family Rental	312 units
ARR =	Age-Restricted Rental	100 units
SNR =	Special Needs Rental	<u>25 units</u>
	Total Rentals	437 units

Table 24: Prior Round Rental Bonuses				
Project	Rental Units	Subject to 2:1 Bonus	Subject to Age-Rest. 1.33:1 Bonus	Total Bonus Credits
Chuck Costello Municipally Sponsored (built)	61	61	--	61
Maheer Manor Municipally Sponsored (built)	100	--	33	33
Oakwoode Inclusionary Development (built)	38	38	--	38
Woodhaven Inclusionary Development (GDP approval)	75	11	--	11
Total	**	110	33	143

SATISFACTION OF GROWTH SHARE OBLIGATION

As indicated above Old Bridge Township's total projected growth share obligation adjusted according to Workbook A (Appendix C) is 428 affordable units. The various affordable housing requirements pursuant to COAH's third-round rules are:

Growth Share (Adjusted according to Workbook A)	428 units
Low Income Requirement (50% of Growth Share)	214 units
Rental Obligation (25% of Growth Share)	107 units
Family Rental Requirement (50% of Rental Obligation)	54 units
Very Low Income Requirement (13% of Growth Share) ⁸	56 units
Age-Restricted Unit Limitation (25% of Growth Share)	107 units

Table 25 summarizes Old Bridge Township's proposed approach for addressing the foregoing affordable housing requirements.

In order to address its growth share obligation, Old Bridge Township intends to employ the municipally sponsored/100% affordable housing mechanism for two projects. One project will

⁸ Requirement of A-500 that was promulgated into law in 2008.

be for age-restricted rental housing that will produce 107 units of which 31 units will be for very low-income households. Old Bridge's limit for age-restricted housing is 107; the Township meets that limit with the 107 age-restricted units proposed.

The other municipally sponsored/100% affordable project will be for 87 rental units for families and/or the disabled (The Township wants to honor disabled war veterans by providing affordable housing for these men and women). Twenty-five (25) of such units will be for very-low income households. In addition, the 87 rentals will yield 87 credits toward the Township's growth share obligation because the rental obligation will be exceeded with family rentals.

Table 25: Growth Share Requirements vs. Proposal		
Description	Required	Proposed
Growth Share	428	428
Low Income Requirement	56	56
Rental Obligation	107	194
Family Rental Requirement	54	87
Very Low Income Requirement	56	56
Age-Restricted Unit Limitation	107	107

Table 26: Growth Share Compliance – 428 Affordable Units					
Mechanism	Affd. Fam. Rental ⁹	Affd. Age-Restricted Rental	Rental Bonus	Total Credits	Affd. Very Low Inc. Rental
Municipally Sponsored, 100% Affordable Age-Restricted Housing	--	107	--	107	31
Municipally Sponsored, 100% Affordable Housing For Families &/or Disabled	87	--	87	174	25
Prior Round Surplus	--	--	--	147	--
Total	87	107	87	428	56

⁹ Special needs rental units for disabled veterans may replace some or all family rental units. The amount of special needs units will be determined on a project-by-project basis.

Map 1 provided in Appendix E shows the locations of the municipally sponsored, 100% affordable site in the Township. Appendix F contains the Summary of Plan for Total 1987-2018 Fair Share Obligation, which provides information about satisfying the Township's growth share obligation.

Municipally Sponsored, 100% Affordable Housing for Families and/or Disabled Veterans

Old Bridge Township will sponsor a 100% affordable age-restricted housing development that will yield 87 units of which 25 units will be for very-low income households. The 87 rental units will yield 87 additional bonus credits. The total number of credits from the project will be 174. The property, which Old Bridge Township owns and intends to transfer to the Housing Authority, is Lot 79.11 in Block 20000 and contains about 27 acres of which about 8.2 acres have been delineated as wetlands (see Appendix G and H). It has direct access from Marlboro Road, which intersects Route 18 and Texas Road, county highway Route 520. The site is located in a sewer service area in PA4. Sewer and water are available to the site.

The site is available, approvable, developable and suitable because it meets COAH's site suitability standards that are set forth in N.J.A.C. 5:97-3.13.

- *The site has a clear title and is free of encumbrances which preclude development of affordable housing.* The site has clear title and no legal encumbrances which would preclude its development as a municipally sponsored, 100% affordable housing development. The property is owned by the Township and is in the process of being transferred to OBHA.
- *The site is adjacent to compatible land uses and has access to appropriate streets.* The site has direct access to Marlboro Road, which in turn has access to Route 18, and Texas Road, County Route 520 that intersects nearby Route 9. The lands that surround the site are currently vacant and single-family residential dwellings. On an abutting property that fronts along East Greystone Road is the OBMUA water tower. Directly south of the property at the intersection of Marlboro Road and East Greystone Road is the site planned for the Middlesex County Long-Term Care Facility that will have 180 beds. Just north and east of the site between Marlboro Road and Route 18 is a large shopping center that is currently before the Planning Board for development approval. The site for municipally sponsored, 100% affordable housing is compatible with current and planned land uses.
- *Adequate sewer and water capacity is available.* The OBMUA is currently working on plans to install a major sewer trunk line in Texas Road, which is about 1,600 feet from the site. This sewer is being planned to serve the shopping center, the county long-term care facility, the subject site and other development planned in the area. Water lines exist in the area that will serve the site.
- *The site can be developed in accordance with R.S.I.S.* Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

Since it finds the process of finding and partnering with an affordable housing developer and securing financing to be long, complex and time-consuming, Old Bridge Township will seek

waivers from the COAH checklist for having all of the detailed information for developing a *pro forma*, timing schedule and other required information for the municipally sponsored, 100% affordable housing project for families and/or disable veterans at time of petitioning for substantive certification. The bottom line is that Old Bridge Township is committed to this site for creating affordable housing on it.

Municipally Sponsored, 100% Affordable Age-Restricted Housing

Old Bridge Township will sponsor a 100% affordable age-restricted housing project on the same site mentioned above. The project will consist of 107 age-restricted affordable rental units of which 31 units will be for very low-income households. The project will not exceed the 107 unit cap for age-restricted affordable units in Old Bridge.

The site is available, approvable, developable and suitable because it meets COAH's site suitability standards that are set forth in N.J.A.C. 5:97-3.13. See the foregoing discussion about site suitability for the subject site – the subject site is the same site for the other municipally sponsored, 100% affordable project and therefore meets the criteria in the same manner.

Growth Share Implementation Schedule

The anticipated implementation schedule for the Township's growth share is provided in Table 27. Old Bridge anticipates that it take the Township some time to forge partnerships with affordable housing developers for the two municipally sponsored/100% affordable projects and to arrange for the complex financing to construct the projects. Therefore, the Township anticipates spreading out the work on the two projects in order to avoid stressing the Township's administrative and management capacities and ensure that financing the projects will occur in a reasonable and responsible manner that does not burden the taxpayers in the municipality.

Table 27: Growth Share implementation Schedule											
Mechanism/Program	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Credits
Munic. Sponsored, 100% Affordable Age-Restricted	0	0	0	0	0	0	107	0	0	0	107
Munic. Sponsored 100% Affordable for Families &/or Disabled Veterans	0	0	0	87	0	0	0	0	0	0	87
Rental Bonus – Munic. Sponsored 100% Affordable for Families &/or Disabled Veterans	0	0	0	87	0	0	0	0	0	0	87
Total	0	0	0	174	0	0	107	0	0	0	281

IV. Summary of 1987-2018 Fair Share Obligation Compliance

For its 1987-2018 affordable housing obligation Old Bridge Township will have a surplus of two (2) credits for affordable housing units as demonstrated in Table 28.

Table 28: 1987-2018 Fair Share Obligation Compliance		
Obligation, Satisfaction, Surplus/Deficit	No. Units	No. Units
Prior Round Obligation	439	
Prior Round Obligation Satisfaction	586	
Prior Round Surplus/Deficit		+147
Third Round Rehabilitation Share	142	
Third Round Rehabilitation Satisfaction	142	
Third Round Rehabilitation Surplus/Deficit		0
Growth Share Obligation	428	
Growth Share Obligation Satisfaction ¹⁰	281	
Growth Share Surplus/Deficit		-147
1987-2018 Obligation Surplus/Deficit		0

¹⁰ Excludes Prior Round Surplus Credit in the amount of 147 credits.

APPENDICES

APPENDIX A
PLANNING BOARD RESOLUTION

**Planning Board resolution adopting Housing Element & Fair Share Plan to be
inserted after Planning Board takes action**

APPENDIX B

**RESOLUTION OF THE COUNCIL PETITIONING COAH FOR
SUBSTANTIVE CERTIFICATION OF ITS ADOPTED HOUSING
ELEMENT AND FAIR SHAR PLAN**

**Council resolution petitioning COAH for Substantive Certification of its
adopted Housing Element and Fair Share Plan to be inserted after Council
takes action**

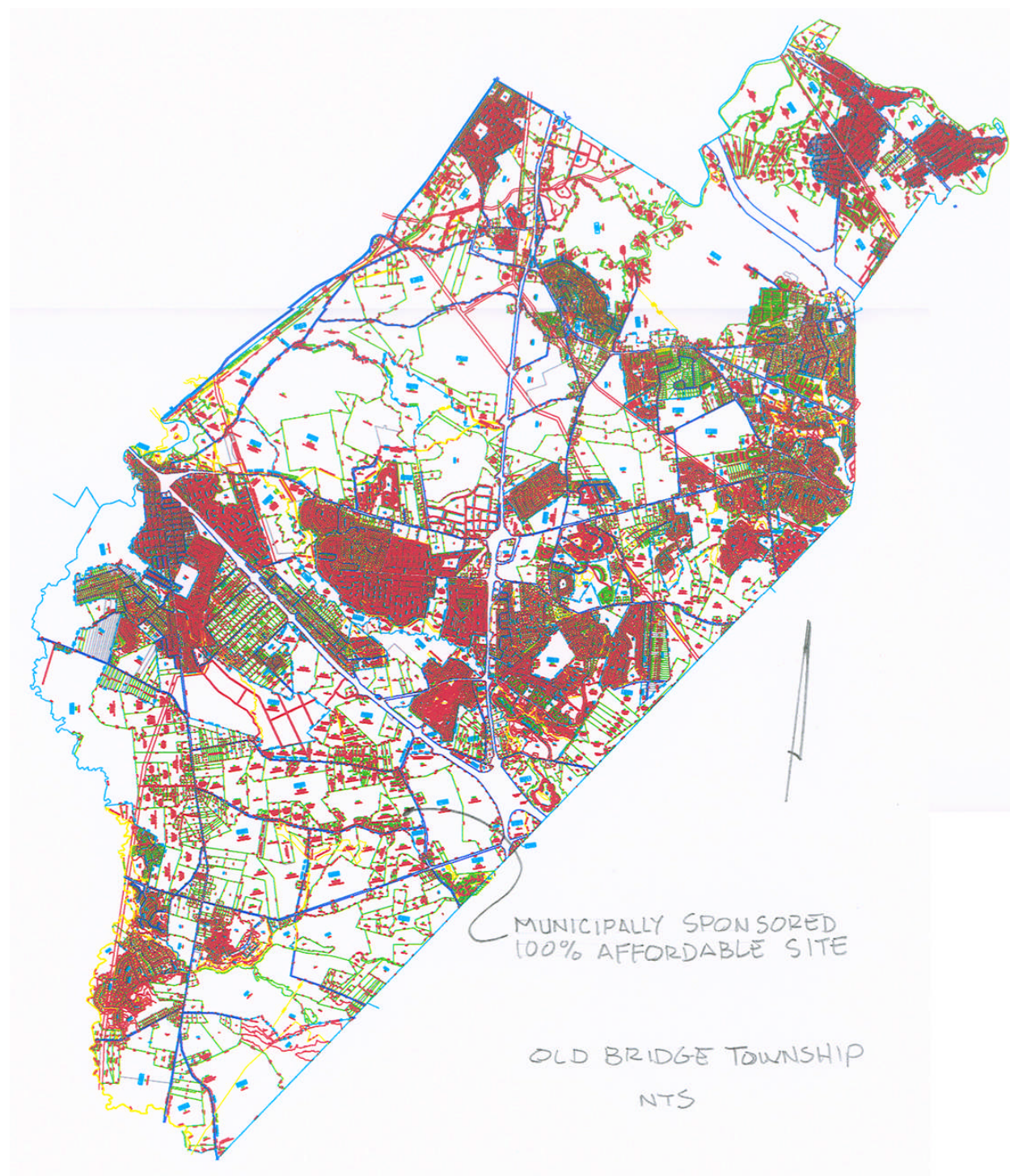
APPENDIX C
GROWTH SHARE DETERMINATION WORKSHEET A

APPENDIX D
**COUNCIL RESOLUTION OF INTENT TO BOND IN THE EVENT OF A
SHORTFALL OF FUNDS FOR REHABILITATION PROGRAM**

**Council resolution for intent to bond in the event of a shortfall to be inserted
after Council takes action**

APPENDIX E

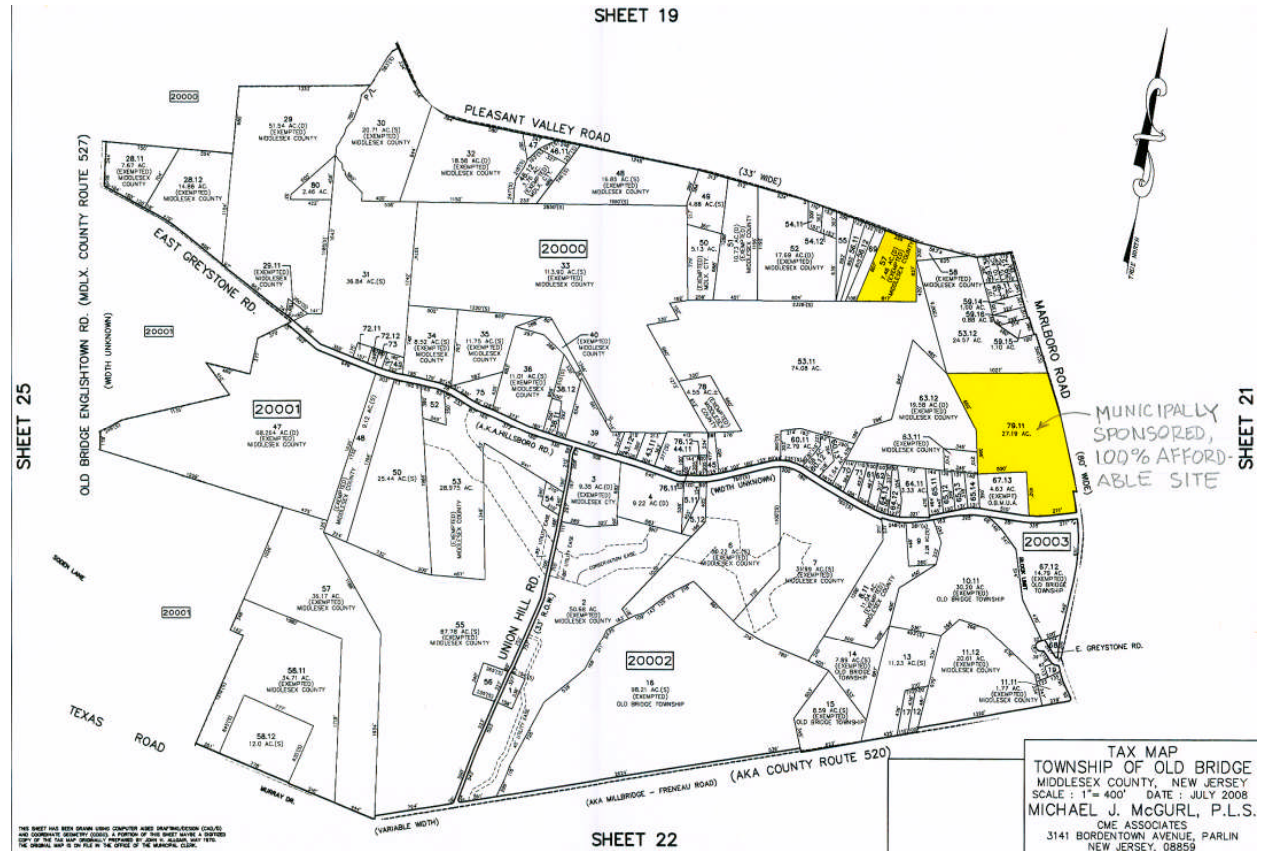
MAP 1 – MUNICIPALLY SPONSORED, 100% AFFORDABLE HOUSING SITE IN OLD BRIDGE TOWNSHIP



APPENDIX F
SUMMARY OF PLAN FOR TOTAL 1987-2018 FAIR SHARE
OBLIGATION

APPENDIX G
TAX MAP SHOWING MUNICIPALLY SPONSORED, 100%
AFFORDABLE HOUSING SITE

Old Bridge Township, Middlesex County, New Jersey
HOUSING ELEMENT & FAIR SHARE PLAN



APPENDIX H
**SKETCH OF PROPERTY – MUNICIPALLY SPONSORED, 100%
AFFORDABLE HOUSING SITE**

Map is large; it will be sent under separate cover.

APPENDIX I
AFFORDABLE HOUSING ORDINANCE

THIRD ROUND FAIR SHARE ORDINANCE Old Bridge Township, County of Middlesex

Once approved by COAH as part of the Old Bridge Township's Third Round Plan, to be adopted within 45 days of the Old Bridge Township's receipt of Substantive Certification from COAH.

_____. Intent

This section of the Old Bridge Township Code sets forth regulations regarding the low and moderate income housing units in the Old Bridge Township consistent with the provisions known as the "Substantive Rules of the New Jersey Council on Affordable Housing, N.J.A.C. 5:97 et seq., the Uniform Housing Affordability Controls N.J.A.C. 5:80-26.I et seq. and the Township's constitutional obligation to provide a fair share of affordable housing for low and moderate income households. These regulations are also intended to provide assurances that low and moderate income units (the "affordable units") are created with controls on affordability over time and that low and moderate income people occupy these units. These regulations shall apply except where inconsistent with applicable law.

_____. Proportion of Low and Moderate Income Units by Sale, Rental and by Number of Bedrooms

Except for affordable housing developments constructed pursuant to low income tax credit regulations:

- (1) At least half of the "for sale" affordable units within each affordable housing development shall be affordable to low income households.
- (2) At least half of the "rental" affordable units within each affordable housing development shall be affordable to low income households.
- (3) At least half of the affordable units in each bedroom distribution within each affordable housing development shall be affordable to low income households.

_____. Bedroom Distribution of Affordable Units

- (1) Affordable housing developments which are not limited to age-restricted households shall be structured in conjunction with realistic market demands so that:

- (a) The combination of efficiency and one-bedroom units is no greater than 20 percent of the total number of affordable units;
 - (b) At least 30 percent of all affordable units shall be two-bedroom units.
 - (c) At least 20 percent of all affordable units shall be three-bedroom units.
- (2) Affordable housing developments that are limited to age-restricted households shall at a minimum have a total number of bedrooms equal to the number of age-restricted affordable units within the affordable housing development. The standard may be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit.

_____. **Establishment of Rental and prices of Units as Related to Household Size and Number of Units**

- (1) In conjunction with realistic market information the following shall be used to determine maximum rents and sales prices of the affordable units:
- (a) Efficiency units shall be affordable to one-person households.
 - (b) A one-bedroom unit shall be affordable to a one- and one-half person household.
 - (c) A two-bedroom unit shall be affordable to a three-person household.
 - (d) A three-bedroom unit shall be affordable to a four- and one-half person household.
- (2) For assisted living facilities the following standards shall be used:
- (a) A studio shall be affordable to a one-person household.
 - (b) A one-bedroom unit shall be affordable to a one- and one-half person household.
 - (c) A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
- (3) In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the administrative agent shall strive to:

- (a) provide an occupant for each unit bedroom;
- (b) provide children of different sex with separate bedrooms; and
- (c) prevent more than two persons from occupying a single bedroom.

_____. **Establishing Median Income by Household Size**

- (1) Median income by household size shall be established using a regional weighted average of the uncapped Section 8 income limits published by HUD computed as set forth in N.J.A.C. 5:94-7.2.

_____. **Establishing Average Rents of Affordable Units**

- (1) The maximum rent of affordable units within each affordable housing development shall be affordable to households earning no more than 60 percent of median income. The average rent for low and moderate income units shall be affordable to households earning no more than 52 percent of median income. Restricted rental units shall establish at least one rent for each bedroom type for all low and moderate income units provided at least 10 percent of all low and moderate income units are affordable to households earning no more than 35 percent of median income.
- (2) Low and moderate income units shall utilize the same heating source as market units within an inclusionary development.
- (3) Gross rents including an allowance for utilities shall be established for the various size affordable units at a rate not to exceed 30 percent of the gross monthly income of the appropriate household size as set forth in subsection _____ above. The allowance for utilities shall be consistent with the utility allowance approved by NJDCA for use in its Section 8 Program.
- (4) No affordable rental units included in the COAH requirement shall be subject to a rent control ordinance which may be adopted or in place in the Old Bridge Township during the time period in which affordable housing COAH controls are effective.

_____. **Establishing Average Sales Prices of Affordable Units**

- (1) The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of median income. Each affordable development must achieve an affordability average of 55 percent for restricted ownership units. Moderate income ownership units must be available for at least two different prices for each bedroom type.
- (2) Low and moderate income units shall utilize the same heating source as market units

within an inclusionary development.

- (3) The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying costs of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of an appropriate household size as determined under N.J.A.C. 5:80-26.4; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3.

_____. **Affordable Housing Units: Condominium or Homeowners Association Fees.**

- (1) If an affordable housing unit is part of a condominium association or homeowner's association, the Master Deed shall reflect that the assessed affordable homeowner's fee be established at one hundred percent of the market rate fee. This percentage assessment shall be recorded in the Master Deed.

_____. **Reservation of Units**

- (1) Low income housing units shall be reserved for households with a gross household income equal to or less than 50 percent of the median income approved by COAH.
- (2) Moderate income housing units shall be reserved for households with a gross household income in excess of 50 percent, but less than 80 percent of the median income approved by COAH.

_____. **Reoccupancy Certificates**

- (1) Upon resale of an affordable unit, a certificate of reoccupancy shall be required in accordance with N.J.A.C. 5:80-26.10.

_____. **Phasing of Construction**

- (1) Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following phasing schedule for low and moderate income units whether developed in one stage or in two or more stages.

Minimum Percentage of Low &

Percentage of Market

<u>Moderate Income Units Completed</u>	<u>Housing Units Completed</u>
0	25
10	25 + 1 unit
50	50
75	75
100	90

_____. **Control Period for Affordable Housing**

- (1) Any conveyance of a newly constructed low or moderate income sales unit shall contain the restrictive covenants and liens that are set forth in N.J.A.C. 5:80-26 et seq.

_____. **Administration of Affordable Housing Program**

- (1) Old Bridge Township is ultimately responsible for administering the affordable housing program, including affordability controls and the Affirmative Marketing Plan in accordance with the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et seq.
- (2) Old Bridge Township has delegated to the Housing Officer, this responsibility for administering the affordable housing program, including administering and enforcing the affordability controls and the Affirmative Marketing Plan of Old Bridge Township in accordance with the provisions of this sub-chapter, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et seq.
- (3) Subject to COAH approval, Old Bridge Township may contract with one or more administrative agents to administer some or all of the affordability controls and/or the Affirmative Marketing Plan in accordance with this sub-chapter, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et seq. If Old Bridge Township enters into such a contract, the Housing Officer shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).
- (4) The Township of Old Bridge Township intends for the Housing Officer to administer the sale and rental of all new affordable housing. The Housing Officer will also oversee and administer income qualification of low and moderate income households; place

income eligible households in low and moderate income units upon initial occupancy; place income eligible households in low and moderate income units as they become available during the period of affordability controls and enforce the terms of the required deed restrictions and mortgage loans. The Housing Officer will specifically administer and implement:

- (a) An administrative plan and program, and related monitoring and reporting requirements as outlined in N.J.A.C. 5:80-26.15 et seq. and Chapter 108 of the Land Development Ordinances of the Township of Old Bridge Township.
 - (b) A plan for certifying and verifying the income of low and moderate income households as per N.J.A.C. 5:80-26.16.
 - (c) procedures to assure that low and moderate income units are initially sold or rented to eligible households and are thereafter similarly re-sold and re-rented during the period while there are affordability controls as per N.J.A.C. 5:80-26 et seq.
 - (d) The requirement that all newly constructed low and moderate income sales or rental units contain deed restrictions with appropriate mortgage liens as set forth in Appendices in N.J.A.C. 5:80-26 et seq.
 - (e) The several sales/purchase options authorized under N.J.A.C. 5:80-26 et seq. except that the Old Bridge Township retains the right to determine by resolution whether or not to prohibit, as authorized under N.J.A.C. 5:80-26 et seq., the exercise of the repayment option.
 - (f) The regulations determining 1) whether installed capital improvements will authorize an increase in the maximum sales price; and 2) which items of property may be included in the sales price as per N.J.A.C. 5:80-26.9.
- (5) The developers/owners of any inclusionary site shall be responsible for the administrative fee, affirmative marketing and advertising and such shall be a condition of Planning or Zoning Board approval.
 - (6) Old Bridge Township reserves the right to replace Housing Officer with another municipal authority or other agency authorized by COAH to carry out the administrative processes outlined above.

_____. Time Period For Controls

- (1) Newly constructed low and moderate income “rental” units shall remain affordable to low and moderate income households for a period of 30 years.

- (2) Newly constructed low and moderate income “for sale” units shall remain affordable to low and moderate income households for a period of 30 years.
- (3) Rehabilitated owner-occupied single family housing units that are improved to code standard shall be subject to affordability controls for 10 years.
- (4) Rehabilitated renter-occupied housing units that are improved to code standard shall be subject to affordability controls for at least 10 years.
- (5) Housing units created through conversion of a non-residential structure shall be considered a new housing unit and shall be subject to affordability controls for new housing units as designated in items 1 and 2 above.
- (6) Affordability controls on accessory apartments shall be for a period of 30 years.
- (7) Affordability controls for units in alternative living arrangements shall be for a period of 30 years.
- (8) Affordability controls on buy-down units shall be for a period of 30 years.

_____ Selection of Occupants of Affordable Units

- (1) The administrative agent shall use a random selection process to select occupants of low and moderate-income housing.
- (2) A waiting list of all eligible candidates will be maintained in accordance with the provisions contained in N.J.A.C. 5:80-26 et seq.

_____. Affirmative Marketing Plan

- (1) In accordance with the regulations of COAH pursuant to N.J.A.C. 5:94 et seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 at seq., Old Bridge Township adopted an Affirmative Marketing Plan.
- (2) All affordable housing units shall be marketed in accordance with the provisions therein.
- (3) The Township of Old Bridge Township has a Third Round Growth Share obligation. This subsection shall apply to all developments that contain proposed low and moderate income units and any future development that may occur.
- (4) In implementing the marketing program, the administrative agent shall undertake all of the following strategies:

- Publication of one advertisement in a newspaper of general circulation within the housing region.
 - Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
 - At least one additional regional marketing strategy using one of the other sources listed below.
- (5) The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The affirmative marketing plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the Old Bridge Township is located and covers the period of deed restriction. The Township of Old Bridge is in the housing region consisting of Hunterdon, Middlesex and Somerset Counties. The affirmative marketing program is a continuing program and shall meet the following requirements:
- (a) All newspaper articles, announcements and requests for applications for low and moderate income units shall appear in the following daily regional newspaper/publications:
- Home News Tribune
- Courier News
- (b) The primary marketing shall take the form of at least one press release sent to the above publication and a paid display advertisement in the above newspaper. Additional advertising and publicity shall be on an “as needed” basis. The advertisement shall include a description of the:
- i. Location of the units;
 - ii. Direction of the units;
 - iii. Range of prices for the units;
 - iv. Size, as measured in bedrooms, of units;
 - v. Maximum income permitted to qualify for the units;

- vi. Location of applications;
 - vii. Business hours when interested households may obtain an application and;
 - viii. Application fees, if any.
- (c) All newspaper articles, announcements and requests for applications for low and moderate income housing shall appear in the following neighborhood oriented weekly newspaper within the region:
- Amboy Beacon
 - East Brunswick Sentinel
 - The Suburban
 - Princeton Packet
- (d) The following regional cable television station shall be used:
- Comcast
- (e) The following is the location of applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program:
- Old Bridge Township Municipal Building
 - Old Bridge Township Municipal Library
 - Old Bridge Township Senior Center
- (g) Quarterly flyers and applications.
- i. Quarterly flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:
 - Hunterdon County Board of Realtors
 - Middlesex County Board of Realtors
 - Somerset County Board of Realtors
 - ii. Applications shall be mailed to prospective applicants upon request.

- iii. Additionally, quarterly informational circulars and applications shall be sent to the chief administrative employees of each of the following agencies in the counties of Hunterdon, Middlesex, and Somerset:

Welfare or Social Service Board

Rental Assistance Office (local office of DCA)

Office on Aging

Housing Agency or Authority

Library

Area Community Action Agencies

- (h) A random selection method to select occupants of low and moderate income housing will be used by the Housing Officer in conformance with N.J.A.C.5:80-26.16(l).
 - i. The Housing Officer will administer the program. The Housing Officer has the responsibility to income qualify low and moderate income households; to place income eligible households in low and moderate income units upon initial occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26. The Housing Officer shall provide counseling services to low and moderate income applicants on subject such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law.
 - ii. All developers of low and moderate income housing units shall be required to assist in the marketing of the affordable units in their respective developments.
 - iii. The marketing program shall commence at least 120 days before the issuance of either temporary or permanent certificates of occupancy. The marketing program shall continue until all low income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy of units continues to be necessary.
 - iv. The Housing Officer will comply with monitoring and reporting

requirements as per N.J.A.C.5:80-26.

_____. Adaptable and Accessible Units

- (1) The first floor of all townhouse dwelling units and of all other multistory dwelling units which are affordable to low or moderate households shall be subject to the technical design standards of the Barrier Free Subcode (N.J.A.C.5:23-7).
- (2) Each affordable townhouse unit or other affordable multistory dwelling unit that is attached to at least one other dwelling unit shall have the following features:
 - i. An adaptable toilet and bathing facility on the first floor;
 - ii. An adaptable kitchen on the first floor;
 - iii. An accessible route of travel;
 - (a) An interior accessible route of travel shall not be required between stories.
 - iv. An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
 - v. Accessible entranceways.
 - (a) The developer shall provide an accessible entranceway as set forth at P.L.2005, c. 350(C.52:27D-3IIa et seq.) and the Barrier Free Subcode (N.J.A.C. 5:23-7) for each affordable townhouse unit or other affordable multistory dwelling unit and is attached to at least one other dwelling unit; or
 - (b) The developer shall provide funds sufficient to make 10% of the adaptable entrances in the development accessible as set forth at P.O.2005,c. 350(C.52:27D-3IIa et seq.) and the Barrier Free Subcode (N.J.A.C. 5:23-7).
 - vi. The developer of the project shall submit a conversion plan indicating the steps necessary to convert the unit from being adaptable to accessible. Said plan shall be submitted at the time of issuance of a building permit. This was recommended by ***** - it is a plan that a developer should easily be able to provide since, as an adaptable unit, all items in the plan should have been previously considered.
 - vii. Where the developer will provide funds sufficient to make 10% of the adaptable entrances in the development accessible, the developer of the project shall submit the following to the Old Bridge Township, at the time of

issuance of the building permit, in order to determine the required funds:

- (a) Funds sufficient to make 10% of the adaptable entrances in the development accessible; and
 - (b) A cost estimate for conversion of 10% of the adaptable entrances in the development to accessible.
- viii. In the case of an affordable unit or units which are constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed by the Old Bridge Township.

**THIRD ROUND
AFFORDABLE HOUSING TRUST FUND
SPENDING PLAN**

**TOWNSHIP OF OLD BRIDGE
MIDDLESEX COUNTY, NEW JERSEY**

December 2008

**Prepared by
Mark A. Remsa, P.P., C.L.A., A.I.C.P., A.S.L.A.
10 Dewberry Court
Mount Laurel, New Jersey 08054**

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Old Bridge Township, Middlesex County, New Jersey
2008 Spending Plan

INTRODUCTION

The Township of Old Bridge, Middlesex County, New Jersey has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH on April 12, 1995 and adopted by the municipality on February 24, 1995. The ordinance establishes the Old Bridge Township affordable housing trust fund for which this spending plan is prepared.

As of July 31, 2008¹, Old Bridge Township has collected \$4,023,870.76, expended \$2,632,388.65, resulting in a balance of \$1,391,482.11. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in Amboy Bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

Old Bridge Township petitioned COAH for second round substantive certification on December 13, 1994 and received prior approval to maintain an affordable housing trust fund on April 12, 1995. As of December 31, 2004, the prior round balance remaining in the affordable housing trust fund was \$1,063,487.85. From January 1, 2005 through July 31, 2008, Old Bridge Township collected an additional \$1,194,995.02 in development fees, payments in lieu of construction, other funds, and/or interest. From January 1, 2005 through July 31, 2008, Old Bridge Township expended funds on the affordable housing activities detailed in section 4 of this spending plan.

¹ July 31, 2008 is used instead of July 17, 2008 because the later date is the ending of the monthly period on which interest is calculated and account balances are calculated; in essence, using the last date of the month allows for reconciliation of accounts in a simple, straightforward manner.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, Old Bridge Township considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

Using the foregoing method is applied to the spreadsheet provided in Appendix A.

(b) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units may be collected when such event occur. For this plan other funding sources are not anticipated to be significant and therefore are not projected to 2018.

(d) Projected interest:

Interest earned on the projected revenue in the municipal affordable housing trust fund is held at the current average interest rate 2.5% simple interest².

² Interest rates for the three accounts in which housing trust funds are deposited averaged 2.58%, 2.58 and 3.63%, respectively. Notwithstanding these average rates and given the current state of the economy and the financial environment for reducing interest rates, a rate of 2.5% was used for calculating future interest earned.

Old Bridge Township, Middlesex County, New Jersey
2008 Spending Plan

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2008 THROUGH 2018 (All amounts are in \$1,000s)											
	7/31/08 through 12/31/08	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
(a) Development Fees ³	22.9	41.2	45.3	54.4	81.6	122.4	183.6	202.0	221.2	244.4	268.9	1,487.9
(b) Other Funds	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
(d) Interest Earned	26.5	28.7	26.1	23.7	14.1	12.5	12.4	12.3	12.5	13.1	13.9	196.0
Total	49.4	69.9	71.4	78.1	95.7	134.9	196.0	214.3	233.7	257.5	282.8	1,683.7

Old Bridge Township projects a total of \$1,683,700 in revenue to be collected between July 31, 2008 and December 31, 2018. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

³ See Appendix A for details of development fee and interest earned projections.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Old Bridge Township:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Old Bridge Township's development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

A general description of the distribution of revenues is provided below.

The Old Bridge Housing Authority (HA) Board of Commissioners reviews all requests for expenditures (rental assistance, construction expenses, etc.) and approves/denies expenditures at its monthly meetings. Approved expenditures are advanced to HA administration which issues a check signed by the Chairman and Executive Director. In the event funds run low, the HA makes a request for additional funds from the Old Bridge Township Council (governing body).

The Old Bridge Township Council reviews all requests from the HA for additional funds for affordable housing activities and administrative costs and approves/denies requests at its periodic business meetings. Approved requests are advanced to the Township Finance Department for issuance of checks. Appendix B contains additional detail.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7)**

Old Bridge Township will dedicate \$1,915,800 to rehabilitation and new construction programs (see detailed descriptions in Fair Share Plan) as follows:

Rehabilitation program:

	\$1,420,000 (2009 – 2018)
	<u>\$ 188,300 (2008)</u>
Total	\$1,608,300 (2008 – 2018)

New construction project:

Municipally Sponsored, 100% Affordable Family/ Disabled Vets. 87 Rentals	\$ 307,500
--	------------

Old Bridge Township, Middlesex County, New Jersey
2008 Spending Plan

(b) **Affordability Assistance (N.J.A.C. 5:97-8.8)**

Projected minimum affordability assistance requirement:

Actual development fees through 7/31/2008		\$3,517,778.96
Actual interest earned through 7/31/2008	+	\$ 502,657.38
Development fees projected* 2008-2018	+	\$1,510,800.00
Interest projected* 2008-2018	+	\$ 233,100.00
Less housing activity expenditures through 6/2/2008	-	\$2,047,927.32
Total	=	\$3,716,409.02
30 percent requirement	x 0.30 =	\$1,114,922.71
Less Affordability assistance expenditures through 12/31/2004	-	\$ 106,939.56
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2005 through 12/31/2018	=	\$1,007,983.15
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2005 through 12/31/2018	÷ 3 =	\$ 335,994.38

* Note: The 2008 portion of this projection reflects 2008 subsequent to July 31 as the remainder of 2008 is included in the actual figure reported above.

Old Bridge Township will dedicate \$1,007,983.15 from the affordable housing trust fund to render units more affordable, including \$335,994.38 to render units more affordable to households earning 30 percent or less of median income by region, as follows:

- For For-Sale Units in the form of down-payment assistance, homeowner assistance loans for Condominium or Homeowner Association fees, and homeowner assistance loans for mortgage payments up to two months or less in arrears to forestall foreclosure (Appendix C).
- For Rental Units in the form of security deposit assistance and rental assistance (Appendix D).

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

Old Bridge Township projects that \$210,200.00, which is below the 20% cap, will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

- Personnel wages, salaries and benefits for administering affordable housing activities
- Consulting fees for preparing plans, assisting in rehabilitation programs and other affordable housing activities
- Legal fees
- Office supplies
- Other administrative costs

Old Bridge Township, Middlesex County, New Jersey
2008 Spending Plan

4. EXPENDITURE SCHEDULE

Old Bridge Township intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

Program <i>[Individually list programs and projects e.g. Rehab, Accessory Apartments, for-sale and rental municipally sponsored, etc].</i>	Number of Units Projected	Funds Expended and/or Dedicated	PROJECTED EXPENDITURE SCHEDULE 2009 -2018 (All amounts are in \$)											Total (rounded to 1/10,000 th)
		2005- July 31, 2008 (\$1,000)	8/01/08 – 12/31/08	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Rehabilitation	142	585.08	3.05	140.0	140.0	140.0	140.0	150.0	140.0	140.0	140.0	140.0	150.0	2,008.13
Munic. Spon./100% Aff.	87	0.0	0.0	0.0	0.0	0.0	307.5	0.0	0.0	0.0	0.0	0.0	0.0	307.5
Total Programs	229	585.08	3.05	140.0	140.0	140.0	447.5	150.0	140.0	140.0	140.0	140.0	150.0	2,315.63
Affordability Assistance		63.61399	32.8	21.0	21.4	23.4	28.7	40.5	58.8	64.3	70.1	77.3	84.8	586.7140
Administration		221.04632	15.6	16.2	16.9	17.5	18.2	19.0	19.7	20.5	21.3	22.2	23.1	431.2463
Total	229	869.74031	51.45	177.2	178.3	180.9	494.4	209.5	218.5	224.8	231.4	239.5	257.9	3,333.5903

5. EXCESS OR SHORTFALL OF FUNDS

Pursuant to the Housing Element and Fair Share Plan, the governing body of Old Bridge Township has adopted a resolution agreeing to fund any shortfall of funds required for implementing rehabilitation and municipally sponsored/100% affordable housing projects. In the event that a shortfall of anticipated revenues occurs, Old Bridge Township will adopt a resolution of intent to bond. A copy of the draft resolution is provided in Appendix E. As a condition of approval of this plan Old Bridge Township shall adopt said resolution of intent to bond in the event that a shortfall of anticipated revenues occurs.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to supplement the rehabilitation program and the municipally sponsored/100% affordable housing projects.

SUMMARY

Old Bridge Township intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan dated December 2008.

Old Bridge Township has a balance of \$1,391,482.11 as of July 31, 2008 and anticipates an additional \$1,683,900.00 in revenues before the expiration of substantive certification for a total of \$3,135,382.11. The municipality will dedicate \$1,915,800 towards rehabilitation and municipally sponsored/100% affordable housing projects, \$1,007,983.15 to render units more affordable, and \$210,200.00 to administrative costs. Any shortfall of funds will be offset by a bond. The municipality will dedicate any excess funds toward rehabilitation and municipally sponsored/100% affordable housing projects.

Old Bridge Township, Middlesex County, New Jersey
2008 Spending Plan

SPENDING PLAN SUMMARY	
Balance as of July 31, 2008	\$1,391,482.11
PROJECTED REVENUE July 31, 2008-2018	
Development fees	+ \$1,510,800.00
Payments in lieu of construction	+ \$ 0.00
Other funds	+ \$ 0.00
Interest earned	+ \$ 233,100.00
TOTAL REVENUE	= \$3,135,382.11
EXPENDITURES	
Funds used for Rehabilitation	- \$1,608,300.00
Funds used for New Construction	
1. Munic. Sponsored/100% Affd. Disab. Vets	- \$ 307,500.00
2.	- \$
3.	- \$
4.	- \$
5.	- \$
6.	- \$
7.	- \$
8.	- \$
9.	- \$
10.	- \$
Affordability Assistance	- \$1,007,983.15
Administration	- \$ 210,200.00
Excess Funds for Additional Housing Activity	= \$ 1,398.96
1. Rehabilitation or Munic. Spon./100% Affd.	- \$ 1,398.96
2.	- \$
3.	- \$
TOTAL PROJECTED EXPENDITURES	= \$3,135,382.11
REMAINING BALANCE	= \$ 0.00

APPENDIX A
2008-2018 PROJECTIONS REVENUES, EXPENSES AND BALANCES

Old Bridge Township, Middlesex County, New Jersey
2008 Spending Plan

Year	Beg. Bal.	Dev. Fee	Int. Earn.	Tot. Inc.	Assist 30%	Rehab.	Admin.	Mun. Sp.	Tot. Exp.	Exp+Asst	End. Bal.
2008	1,391.5	45.8	63.6	109.4	32.8	-188.3	-15.6	0.0	-203.9	-236.7	1,264.2
2009	1,264.2	41.2	28.7	69.9	21.0	-140.0	-16.2	0.0	-156.2	-177.2	1,156.9
2010	1,156.9	45.3	26.1	71.4	21.4	-140.0	-16.9	0.0	-156.9	-178.3	1,050.0
2011	1,050.0	54.4	23.7	78.1	23.4	-140.0	-17.5	0.0	-157.5	-180.9	947.2
2012	947.2	81.6	14.1	95.7	28.7	-140.0	-18.2	-307.5	-465.7	-494.4	548.5
2013	548.5	122.4	12.5	134.9	40.5	-150.0	-19.0	0.0	-169.0	-209.5	473.9
2014	473.9	183.6	12.4	196.0	58.8	-140.0	-19.7	0.0	-159.7	-218.5	451.5
2015	451.5	202.0	12.3	214.3	64.3	-140.0	-20.5	0.0	-160.5	-224.8	441.0
2016	441.0	221.2	12.5	233.7	70.1	-140.0	-21.3	0.0	-161.3	-231.4	443.3
2017	443.3	244.4	13.1	257.5	77.3	-140.0	-22.2	0.0	-162.2	-239.5	461.4
2018	461.4	268.9	13.9	282.8	84.8	-150.0	-23.1	0.0	-173.1	-257.9	486.2
Total		1,510.8	233.1	1,743.9	523.2	-1,608.3	-210.2	-307.5	-2,126.0	-2,649.2	

Notes:

1. All number above are \$1,000s
2. For Column "Exp+Asst", "Assist 30%" is applied as a negative number added to "Tot. Exp." which is also a negative number. The result is a negative number.

Assumptions:

1. Rate for Simple Interest Earned is 2.50% 0.0250
2. Assistance is 30% of Annual Development Fees and Interest Earned 0.3000
3. Development fees will decline 10% from 2008 to 2009, increase 10% from 2009 to 2010, increase 20% from 2010 to 2011, increase 50% from 2011 to 2014 on an annual basis, and increase 10% from 2014 to 2018 on an annual basis.
4. Administrative costs will increase 4% per year

Ending Balance:

Approximately \$484,800 of the ending balance (\$486,200) shall be applied toward affordability assistance to "catch up" with the affordability assistance requirement for total income (development fees and interest) collected from 1995 to July 31, 2008.

Contingencies:

Any balance left over from paying the affordability assistance "catch-up" (about \$1,600) shall be applied toward the rehabilitation program.

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Year	Beg. Bal. + Dev. Fees	Minus	Total Exp.	Equals	X Simple Interest 2.5% Equals	Int. Earn.
2009	1,305.4		-156.2	1,149.2		28.7
2010	1,202.2		-156.9	1,045.3		26.1
2011	1,104.4		-157.5	946.9		23.7
2012	1,028.8		-465.7	563.1		14.1
2013	670.9		-169.0	501.9		12.5
2014	657.5		-159.7	497.8		12.4
2015	653.5		-160.5	493.0		12.3
2016	662.2		-161.3	500.9		12.5
2017	687.7		-162.2	525.5		13.1
2018	730.3		-173.1	557.2		13.9

Year	Assist X	-1
2008		-32.8
2009		-21.0
2010		-21.4
2011		-23.4
2012		-28.7
2013		-40.5
2014		-58.8
2015		-64.3
2016		-70.1
2017		-77.3
2018		-84.8

APPENDIX B
FINANCE DEPARTMENT PROCEDURES

COAH PROCEDURES – FINANCE DEPARTMENT

COAH Individual Rehab Account Increase

- Planning sends down an email stating which account needs to be increased.
- A budget revision is done in the GFMS (financial software system) to move money from COAH-Reserve for Future Rehab in to Individual Rehab account in the amount stated by Planning.
- Once money is available in the Individual Rehab account, Accounts Payable creates a purchase order based on the information in the email.

COAH Individual Rehab New Account

- Planning sends down an email with new account information.
- New budget account numbers are assigned in GFMS.
- A budget revision is done in the GFMS (financial software system) to move money from COAH-Reserve for Future Rehab in to Individual Rehab account in the amount stated by Planning.
- Once money is available in the Individual Rehab account, Accounts Payable creates a purchase order based on the information in the email.

COAH Payments

- Purchase orders are brought down from Planning with backup and signatures of vendors and department head.
- Purchase orders are entered into GFMS and assigned a payment date for the next council meeting.
- Once entered they are signed and approved by the Finance Department and then by Administration.
- COAH checks on the bill list are approved at the next council meeting.
- Checks are cut the morning following the meeting.
- The Planning Department must sign for the checks before they are released to them.

COAH Salaries & Benefits

- Two employees from the Planning Department have a portion of their salaries charged to COAH.
- A portion of their benefits are also charged to COAH.

APPENDIX C
FOR-SALE UNIT AFFORDABILITY ASSISTANCE

OLD BRIDGE TOWNSHIP FOR-SALE UNITS AFFORDABILITY ASSISTANCE PROGRAM

Down Payment Loan Program

The municipality offers a Down Payment Assistance Loan program to qualified purchasers. To be eligible for the loan, the qualified Buyer must be able to supply 3% of the down payment with the Buyer's own funds, plus additional closing costs that exceed the amount of the loan. No gifts or other loans may be used to fund the 3% down payment amount, but may be used to fund additional closing costs. The loan may be for \$5,000 or less, with interest at the municipality's bond-borrowing interest rate at the time of taking of the loan. The municipality will pay 2% of the down payment, plus a balance that does not exceed \$5,000 toward the closing costs.

The municipality must approve the Buyer's qualifications and need for the loan. The loan has no prepayment penalty. It is due and payable when the Buyer resells, borrows against the property or refinances the First Purchase Money Mortgage. The loan may be subordinated only to the First Purchase Money Mortgage. When calculating the borrowing capacity of the homeowner and the equity in the property, this loan must be included. The Buyer must sign a mortgage and mortgage note to the municipality.

Homeowner Assistance Loan Program – Association Fees

From time to time, homeowners fall behind on their Condominium or Homeowner Association fees. The municipality has a loan program that will lend up to one year's worth of Association fee arrears, or \$5,000, whichever is less. The interest rate is the municipality's bond-borrowing interest rate at the time of taking of the loan.

The homeowner must be able to prove income-eligibility and, to the municipality's satisfaction and approval, that hardship has existed. Homeowner also must prove that the hardship no longer exists and that ongoing fees will be paid on time every time from the date of the loan forward. If arrears occur again, the homeowner is in default and the municipality may call the loan due and payable immediately, without further notification. The loan has no prepayment penalty, and is due and payable upon the resale of the property, refinancing or any borrowing against the property, and/or foreclosure, whichever is first. This loan may be subordinated only to the primary mortgage. When calculating the borrowing capacity of the homeowner, this loan must be included. The homeowner must sign a mortgage and a mortgage note to the municipality.

Homeowner Assistance Loan Program – Mortgage Payments

The municipality has a loan program that will lend up to two months or less of mortgage payments in arrears, in order to forestall foreclosure.

The homeowner must be able to prove income-eligibility and, to the municipality's satisfaction and approval, that hardship has existed. Homeowner also must prove that the hardship no longer exists and that ongoing fees will be paid on time every time from the date of the loan forward. If

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arrears occur again, the homeowner is in default and the municipality may call the loan due and payable immediately, without further notification. The loan has no prepayment penalty, and is due and payable upon the resale of the property, refinancing or any borrowing against the property, and/or foreclosure, whichever is first. This loan may be subordinated only to the primary mortgage. When calculating the borrowing capacity of the homeowner, this loan must be included. The homeowner must sign a mortgage and a mortgage note to the municipality.

Administration

Old Bridge Township's Affordability Assistance Programs will be administered by the Old Bridge Housing Authority. After an applicant is income qualified by Old Bridge Housing Authority pursuant to COAH's rules and the Uniform Housing Affordability Controls, or cannot be qualified due to a need for assistance, an affordability assistance application will be completed and forwarded with all necessary documentation to the Director of the Old Bridge Housing Authority.

The affordability assistance recipient will sign a contract with Old Bridge Township which states, at a minimum: the amount of funds granted, interest information, procedures, duration and conditions of affordability assistance, and repayment information.

The availability of any Affordability Assistance Programs must be noticed to all tenants of affordable units within Old Bridge Township and provided to all administrative agents of affordable units within Old Bridge Township.

An income eligible occupant or applicant for an affordable unit within municipality may not be denied participation in the Affordability Assistance Program(s) unless funding is no longer available.

APPENDIX D
RENTAL UNIT AFFORDABILITY ASSISTANCE

**OLD BRIDGE TOWNSHIP
RENTAL UNITS AFFORDABILITY ASSISTANCE PROGRAM**

Security Deposit Assistance

Old Bridge Township will designate at least \$250,000.00 of its affordable housing trust fund as a revolving Security Deposit Assistance Fund. An interest-free loan from the fund will be received by an income eligible renter with good credit standing who qualifies for a low- or moderate-income rental unit.

The security deposit assistance will be in the form of a cash loan equal to the security deposit amount determined by the landlord paid to the landlord on behalf of the tenant. The loan will accrue interest at a below-market interest rate of five points below the prime rate at the time of the signing of the lease.

At the termination of the lease, the landlord will return the portion of the security deposit it determines to Old Bridge Township along with the interest earned. The tenant will repay any difference between the original security deposit amount and the portion returned by the landlord to Old Bridge Township. Funds returned to the municipality will be placed in the affordable housing trust fund to be used for future security deposit assistance.

Rental Assistance

Old Bridge Housing Authority will designate at least \$250,000.00 of its affordable housing trust fund as a Rental Assistance Fund. A rental supplement from the fund will be received by an income eligible renter with good credit standing who qualifies for a low- or moderate-income rental unit when only a unit in a higher income category is available (i.e.: placing a low-income household in a moderate-income unit, or placing a very-low income household in a low-income unit).

The amount of the rental supplement will be determined by Old Bridge Township as the difference between the restricted rent set by the landlord and 30 percent of the renter's gross monthly income. The rental supplement will be paid directly to the landlord each month by Old Bridge Township on behalf of the tenant.

Rental assistance does not need to be repaid by the tenant. If the tenant wishes to renew the lease, they must be re-income qualified and the rental supplement will be recalculated. If the tenant no longer qualifies for the rental assistance, but qualifies for the actual rent, they may renew the lease and stay in the unit, but will no longer receive rental assistance.

Administration

Old Bridge Township's Affordability Assistance Programs will be administered by the Old Bridge Housing Authority. After an applicant is income qualified by the Old Bridge Housing

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Authority pursuant to COAH's rules and the Uniform Housing Affordability Controls, or cannot be qualified due to a need for assistance, an affordability assistance application will be completed and forwarded with all necessary documentation to the Director of the Old Bridge Housing Authority.

The affordability assistance recipient will sign a contract with Old Bridge Township which states, at a minimum: the amount of funds granted, interest information, procedures, duration and conditions of affordability assistance, and repayment information.

The availability of any Affordability Assistance Programs must be noticed to all tenants of affordable units within Old Bridge Township and provided to all administrative agents of affordable units within Old Bridge Township.

An income eligible occupant or applicant for an affordable unit within municipality may not be denied participation in the Affordability Assistance Program(s) unless funding is no longer available.

APPENDIX E
DRAFT RESOLUTION FOR INTENT TO BOND
IN THE EVENT OF A SHORTFALL OF FUNDS

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